

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/10 Athelstan Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/24 Dickens St GLEN IRIS 3146	\$1,650,000	12/12/2025
2	3/1 High Rd CAMBERWELL 3124	\$1,743,000	26/11/2025
3	1/21 St Johns Av CAMBERWELL 3124	\$1,720,000	09/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/02/2026 16:32



3 2 4

Rooms: 5
Property Type: Townhouse
Land Size: 347 sqm approx
Agent Comments

David Macmillan
03 9810 5000
0411 111 108
davidmacmillan@jellisrcraig.com.au

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



3/24 Dickens St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$1,650,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)



3/1 High Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,743,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: Townhouse (Res)
Land Size: 471 sqm approx



1/21 St Johns Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Sold Before Auction
Date: 09/11/2025
Property Type: Townhouse (Res)
Land Size: 246 sqm approx