

# 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

601 Camberwell Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,365,000

### 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	48A Summerhill Rd GLEN IRIS 3146	\$1,390,000	25/10/2025
2	589 Camberwell Rd CAMBERWELL 3124	\$1,370,000	23/08/2025
3	2/689 Riversdale Rd CAMBERWELL 3124	\$1,335,000	22/12/2025

**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:

19/02/2026 08:56

Mackenzie Field  
9810 5000  
0487 336 490

MackenzieField@jelliscraig.com.au

**Indicative Selling Price**  
\$1,365,000

**Median House Price**  
Year ending December 2025: \$2,550,000



 3    1    2

**Property Type:** House

Agent Comments

## Comparable Properties



**48A Summerhill Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 432 sqm approx



**589 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 393 sqm approx



**2/689 Riversdale Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,335,000

**Method:** Private Sale

**Date:** 22/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 259 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511