

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

13 Killarra Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	22 Acheron Av CAMBERWELL 3124	\$2,560,000	26/10/2025
2	20 Killarra Av CAMBERWELL 3124	\$2,550,000	12/12/2025
3	865 Riversdale Rd CAMBERWELL 3124	\$2,500,000	08/11/2025

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:

18/02/2026 06:30

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5 2 2

Property Type: House (Res)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



22 Acheron Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 4

Price: \$2,560,000

Method: Private Sale

Date: 26/10/2025

Property Type: House (Res)

Land Size: 803 sqm approx



20 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,550,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 725 sqm approx



865 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 4

Price: \$2,500,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 724 sqm approx

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