

# 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

26 Prospect Hill Road, Camberwell Vic 3124
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### Indicative selling price

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

Range between 

\$4,000,000
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 & 

\$4,400,000
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### Median sale price

Median price 

\$2,550,000
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 Property Type 

House
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 Suburb 

Camberwell
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	136 Rathmines Rd HAWTHORN EAST 3123	\$4,000,000	27/11/2025
2	62 & 62a Prospect Hill Rd CAMBERWELL 3124	\$2,685,000	22/11/2025
3	6 Grange Av CANTERBURY 3126	\$4,450,000	13/09/2025

**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: 

16/02/2026 16:53
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4   2   1

**Property Type:** House  
**Land Size:** 1206 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$4,000,000 - \$4,400,000  
**Median House Price**  
 Year ending December 2025: \$2,550,000

## Comparable Properties



**136 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

4   1   2

**Price:** \$4,000,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1565 sqm approx



**62 & 62a Prospect Hill Rd CAMBERWELL 3124 (REI)**

Agent Comments

4   2   2

**Price:** \$2,685,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House  
**Land Size:** 849 sqm approx



**6 Grange Av CANTERBURY 3126 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$4,450,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1156 sqm approx

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