

# 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

3 Glen Iris 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)

Range between \$1,800,000 & \$1,980,000

### 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	37 Wingan Av CAMBERWELL 3124	\$1,900,000	17/11/2025
2			
3			

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.

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending December 2025: \$2,550,000



 3  1  5

**Property Type: House**

Agent Comments

## Comparable Properties



37 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  1

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 17/11/2025

**Property Type:** House

**Land Size:** 585 sqm approx

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.