

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

2/3a Hazel Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2025 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	1/29 Glencairn Av CAMBERWELL 3124	\$1,747,000	08/11/2025
2	3/1 High Rd CAMBERWELL 3124	\$1,743,000	26/11/2025
3	1/33 Iris Rd GLEN IRIS 3146	\$1,680,000	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:

29/01/2026 09:13

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Unit Price

December quarter 2025: \$1,050,000



3 2 2

Rooms: 7

Property Type: Unit

[Agent Comments](#)

Comparable Properties



1/29 Glencairn Av CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,747,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 319 sqm approx



3/1 High Rd CAMBERWELL 3124 (REI)

[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



1/33 Iris Rd GLEN IRIS 3146 (VG)

[Agent Comments](#)

- - -

Price: \$1,680,000

Method: Sale

Date: 13/09/2025

Property Type: Strata Unit/Flat

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