

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 Lesley Street, Camberwell Vic 3124

Indicative selling price

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

Single price \$2,595,000

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	17 Lesley St CAMBERWELL 3124	\$2,550,000	15/12/2025
2	20 Killarra Av CAMBERWELL 3124	\$2,550,000	12/12/2025
3	24 Cornell St CAMBERWELL 3124	\$2,720,000	02/10/2025

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:

04/02/2026 17:49



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Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$2,595,000

Median House Price

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

Comparable Properties



17 Lesley St CAMBERWELL 3124 (REI)

Agent Comments

5 2 3

Price: \$2,550,000

Method: Private Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 667 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

Land Size: 725 sqm approx



24 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,720,000

Method: Private Sale

Date: 02/10/2025

Property Type: House

Land Size: 943 sqm approx

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