

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

21 Tyne Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,450,000

&

\$2,650,000

Median sale price

Median price

\$2,590,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2024

to

30/09/2025

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	865 Riversdale Rd CAMBERWELL 3124	\$2,500,000	08/11/2025
2	22 Cooloongatta Rd CAMBERWELL 3124	\$2,530,000	18/10/2025
3	9 Thomas St CAMBERWELL 3124	\$2,450,000	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:

26/11/2025 09:01

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Indicative Selling Price
\$2,450,000 - \$2,650,000

Median House Price

Year ending September 2025: \$2,590,000



3 2 2

Property Type: House (Res)
Land Size: 612 sqm approx
Agent Comments

Comparable Properties



865 Riversdale Rd CAMBERWELL 3124 (REI)

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



22 Cooloongatta Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$2,530,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)



9 Thomas St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,450,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 569 sqm approx

Account - RT Edgar Boroondara | P: 88882000