

# 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

12 Monde Street, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,480,000 Property Type Townhouse Suburb Camberwell

Period - From 23/02/2025 to 22/02/2026 Source Property Data

### 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	3/143 Fordham Av CAMBERWELL 3124	\$1,360,000	13/10/2025
2	3/1017 Toorak Rd CAMBERWELL 3124	\$1,167,000	11/10/2025
3	3/22 Scott Gr BURWOOD 3125	\$1,105,000	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:

23/02/2026 15:37



3   2   2

**Rooms:** 5  
**Property Type:** Townhouse  
**Land Size:** 92 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
23/02/2025 - 22/02/2026: \$1,480,000

## Comparable Properties



3/143 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3   3   2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 13/10/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 220 sqm approx



3/1017 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2   1   2

**Price:** \$1,167,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2025  
**Property Type:** Townhouse (Res)



3/22 Scott Gr BURWOOD 3125 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888