

# 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

5 Lansell Crescent, 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 \$2,100,000 & \$2,310,000

### Median sale price

Median price \$2,412,500 Property Type House 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	49 Brinsley Rd CAMBERWELL 3124	\$2,410,000	20/09/2025
2	474 Camberwell Rd CAMBERWELL 3124	\$2,300,000	17/09/2025
3	12 Dominic St CAMBERWELL 3124	\$2,530,000	04/09/2025

**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:

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3 2 2

**Property Type:** House  
**Land Size:** 715 sqm approx

**Agent Comments**

Instantly enchanting from the meandering brick paved paths embraced by picturesque, terraced garden surrounds to the evocative Art Deco façade with clinker brick detailing and a terrazzo porch.

**Indicative Selling Price**  
\$2,100,000 - \$2,310,000

**Median House Price**  
December quarter 2025: \$2,412,500

## Comparable Properties



49 Brinsley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 3

**Price:** \$2,410,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



474 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,300,000  
**Method:** Sold Before Auction  
**Date:** 17/09/2025  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx



12 Dominic St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 1

**Price:** \$2,530,000  
**Method:** Private Sale  
**Date:** 04/09/2025  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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