

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

22 French Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	11 Lockhart St CAMBERWELL 3124	\$2,200,000	21/02/2026
2	38 Chaleyer St GLEN IRIS 3146	\$2,200,000	18/10/2025
3	16 Darling Av CAMBERWELL 3124	\$2,255,000	17/10/2025

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:

02/03/2026 15:26

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Indicative Selling Price
\$1,900,000 - \$2,090,000

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



4 2 2

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Beautifully updated and thoughtfully designed for family living, this inviting four bedroom plus study residence delivers character, space and lifestyle on approximately 790sqm in a tightly held Camberwell

Comparable Properties



11 Lockhart St CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 1 2

Price: \$2,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 602 sqm approx



38 Chaleyer St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$2,200,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 692 sqm approx



16 Darling Av CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$2,255,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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