

# 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

10 Kingsley 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 \$5,000,000 & \$5,500,000

### 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	10 Russell St CAMBERWELL 3124	\$5,595,000	18/11/2025
2	3 Christowel St CAMBERWELL 3124	\$5,260,000	23/02/2026
3	5 View St CANTERBURY 3126	\$5,200,000	31/10/2025

**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:

03/03/2026 11:51



 4  3  4

**Property Type:** House  
**Land Size:** 790 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$5,000,000 - \$5,500,000  
**Median House Price**  
Year ending December 2025: \$2,550,000

## Comparable Properties



**10 Russell St CAMBERWELL 3124 (REI)**

**Agent Comments**

 5  5  3

**Price:** \$5,595,000  
**Method:**  
**Date:** 18/11/2025  
**Property Type:** House



**3 Christowel St CAMBERWELL 3124 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$5,260,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2026  
**Property Type:** House  
**Land Size:** 930 sqm approx



**5 View St CANTERBURY 3126 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$5,200,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House (Res)  
**Land Size:** 851 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511