

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

1/5 Gavan Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,547,000 Property Type Townhouse Suburb Camberwell

Period - From 23/12/2024 to 22/12/2025 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	2/39 Pine St SURREY HILLS 3127	\$1,530,000	05/12/2025
2	2/4 Lodge Rd CAMBERWELL 3124	\$1,440,000	15/11/2025
3	1/2 Penrhyn Av GLEN IRIS 3146	\$1,550,000	25/10/2025

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:

23/12/2025 16:59



 3  2  2

Rooms: 5
Property Type: Town House
Agent Comments

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Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
23/12/2024 - 22/12/2025: \$1,547,000

Comparable Properties



2/39 Pine St SURREY HILLS 3127 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,530,000
Method: Private Sale
Date: 05/12/2025
Property Type: House



2/4 Lodge Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,440,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 258 sqm approx



1/2 Penrhyn Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 25/10/2025
Property Type: House (Res)
Land Size: 315 sqm approx

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



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