

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

83 Prospect Hill Road, Camberwell VIC 3124

Indicative selling price

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

Single price \$2,795,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Camberwell

Period - From 15/10/2025

to 14/04/2026

Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
62 Prospect Hill Rd, Camberwell Vic	\$2,685,000	22/11/2025
14 Willandra Av, Canterbury Vic	\$2,830,000	23/10/2025

This Statement of Information was prepared on:

15/04/2026