

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 3/441 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Camberwell

Period - From 06/12/2024

to 05/12/2025

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	1/41 Prospect Hill Rd CAMBERWELL 3124	\$1,130,000	29/11/2025
2	1/698 Riversdale Rd CAMBERWELL 3124	\$1,180,000	27/11/2025
3	2/80 Bowen St CAMBERWELL 3124	\$1,040,000	27/11/2025

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:

06/12/2025 18:55

Christopher Cain
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Indicative Selling Price

\$1,050,000

Median Unit Price

06/12/2024 - 05/12/2025: \$900,000



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/41 Prospect Hill Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,130,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Villa



1/698 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,180,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: Unit



2/80 Bowen St CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,040,000

Method: Private Sale

Date: 27/11/2025

Property Type: Villa

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999