

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

4 SEYMOUR GROVE CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,571,000

Property type

House

Suburb

Camberwell

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

| | | |
|---|-------------|-----------|
| 62 PROSPECT HILL ROAD CAMBERWELL VIC 3124 | \$2,685,000 | 22-Nov-25 |
| 12 DOMINIC STREET CAMBERWELL VIC 3124 | \$2,530,000 | 06-Sep-25 |
| | | |

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 6 months.

This Statement of Information was prepared on: 05 March 2026



**62 PROSPECT HILL ROAD
CAMBERWELL VIC 3124**

 4  2  2

Sold Price ^{RS} **\$2,685,000** Sold Date **22-Nov-25**

Distance **0.86km**



**12 DOMINIC STREET CAMBERWELL
VIC 3124**

 4  -  1

Sold Price **\$2,530,000** Sold Date **06-Sep-25**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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