

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

1/11 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2026

to

31/03/2026

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	2/28 Seymour Gr CAMBERWELL 3124	\$1,180,000	21/03/2026
2	2/1 Halley Av CAMBERWELL 3124	\$1,140,000	28/02/2026
3	3/5 Glencairn Av CAMBERWELL 3124	\$1,135,000	20/12/2025

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:

27/04/2026 09:56

1/11 Glyndon Road, Camberwell Vic 3124

JellisCraig



3 1 3

Property Type: Unit
Agent Comments

Richard Winneke
03 9810 5081
0418 136 858

richardwinneke@jellisraig.com.au

Indicative Selling Price
\$1,100,000 - \$1,200,000

Median Unit Price
March quarter 2026: \$995,000

Comparable Properties



2/28 Seymour Gr CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit



2/1 Halley Av CAMBERWELL 3124 (REI)

Agent Comments

2 2 1

Price: \$1,140,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 302 sqm approx



3/5 Glencairn Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$1,135,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Unit

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



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