

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

16 Avenue 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 \$2,452,500

Property Type House

Suburb Camberwell

Period - From 01/04/2025

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	814 Burke Rd CAMBERWELL 3124	\$1,220,000	02/05/2026
2	439 Tooronga Rd HAWTHORN EAST 3123	\$1,050,000	16/04/2026
3	1/7 Eddy St CAMBERWELL 3124	\$1,100,000	14/02/2026

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:

16/06/2026 14:32

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$2,452,500



Property Type:

Divorce/Estate/Family Transfers

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



814 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 282 sqm approx



439 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 16/04/2026

Property Type: House (Res)

Land Size: 378 sqm approx



1/7 Eddy St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 14/02/2026

Property Type: Villa

Land Size: 252 sqm approx

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