

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

2/53 Spencer Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$2,587,500

Property Type

House

Suburb

Camberwell

Period - From

01/04/2026

to

30/06/2026

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	1/29 Stanhope Gr CAMBERWELL 3124	\$1,505,000	05/08/2026
2	1/29 Spencer Rd CAMBERWELL 3124	\$1,600,000	06/05/2026
3	1/455 Camberwell Rd CAMBERWELL 3124	\$1,512,500	26/03/2026

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:

17/09/2026 10:44



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

June quarter 2026: \$2,587,500

Comparable Properties



1/29 Stanhope Gr CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,505,000

Method: Private Sale

Date: 05/08/2026

Property Type: House



1/29 Spencer Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: Unit



1/455 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,512,500

Method: Auction Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 318 sqm approx

Account - Marshall White | P: 03 9822 9999