

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

24 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,500,000

&

\$2,650,000

Median sale price

Median price

\$2,412,500

Property Type

House

Suburb

Camberwell

Period - From

01/10/2025

to

31/12/2025

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	9 Albert St SURREY HILLS 3127	\$2,578,000	04/03/2026
2	18 Cusdin St GLEN IRIS 3146	\$2,550,000	14/02/2026
3	17 Lesley St CAMBERWELL 3124	\$2,550,000	15/12/2025

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:

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Indicative Selling Price
\$2,500,000 - \$2,650,000

Median House Price
December quarter 2025: \$2,412,500



5 2 2

Property Type: House (Res)
Land Size: 975 sqm approx
Agent Comments

Comparable Properties



9 Albert St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,578,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 655 sqm approx



18 Cusdin St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 724 sqm approx



17 Lesley St CAMBERWELL 3124 (REI)

Agent Comments

5 2 3

Price: \$2,550,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 667 sqm approx