

# 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 Through Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,900,000

&

\$3,190,000

### Median sale price

Median price

\$2,420,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2025

to

30/06/2026

Source

Property Data

### 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 | 22 Holyrood St CAMBERWELL 3124 | \$2,900,000 | 01/06/2026   |
| 2 | 60 Lynden St CAMBERWELL 3124   | \$3,000,000 | 30/05/2026   |
| 3 | 5 Doonkuna Av CAMBERWELL 3124  | \$3,300,000 | 23/05/2026   |

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:

01/07/2026 17:05



 4  2  4

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 1148 sqm approx

Agent Comments

Have compensated for land size, finish and location with the three attached properties the closest comparables

## Comparable Properties



**22 Holyrood St CAMBERWELL 3124 (REI)**

Agent Comments

 5  3  2

**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 01/06/2026

**Property Type:** House (Res)

**Land Size:** 761 sqm approx



**60 Lynden St CAMBERWELL 3124 (REI)**

Agent Comments

 6  3  4

**Price:** \$3,000,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 906 sqm approx



**5 Doonkuna Av CAMBERWELL 3124 (REI)**

Agent Comments

 5  2  2

**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Property Type:** House (Res)

**Land Size:** 697 sqm approx