

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

26 Ellsworth Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	1/27 Glyndon Rd CAMBERWELL 3124	\$1,881,000	28/03/2026
2	1A Suffolk Rd SURREY HILLS 3127	\$1,780,000	14/03/2026
3	18 Ellsworth Cr CAMBERWELL 3124	\$1,705,000	11/02/2026

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:

21/05/2026 22:20

Nick O'Halloran

03 9810 5000

0430 345 086

NickOHalloran@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

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



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



1/27 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,881,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



1A Suffolk Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,780,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 248 sqm approx



18 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,705,000

Method: Private Sale

Date: 11/02/2026

Property Type: House

Land Size: 247 sqm approx

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