

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

27 Kasouka Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,850,000 & \$3,000,000

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	10-12 Campbell Gr HAWTHORN EAST 3123	\$2,750,000	14/03/2026
2	24 Selwyn St CANTERBURY 3126	\$3,060,000	22/12/2025
3	8 Fairholm Gr CAMBERWELL 3124	\$3,125,000	22/11/2025

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:

15/04/2026 09:22



4
 2
 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$2,850,000 - \$3,000,000

Median House Price

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

Comparable Properties



10-12 Campbell Gr HAWTHORN EAST 3123 (REI)

Agent Comments

4
 2
 2

Price: \$2,750,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)



24 Selwyn St CANTERBURY 3126 (REI/VG)

Agent Comments

4
 2
 3

Price: \$3,060,000

Method: Sold Before Auction

Date: 22/12/2025

Property Type: House (Res)

Land Size: 620 sqm approx



8 Fairholm Gr CAMBERWELL 3124 (REI/VG)

Agent Comments

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 2
 1

Price: \$3,125,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 627 sqm approx

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