

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

3/17 Hollsmoor Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$892,000

Property Type Unit

Suburb Camberwell

Period - From 01/07/2025

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	3/20 Oxford St CAMBERWELL 3124	\$1,597,000	11/04/2026
2	6A Lodge Rd CAMBERWELL 3124	\$1,540,000	25/07/2026
3			

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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Chloe Quinn
03 9810 5000
0412 238 565
chloequinn@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

Year ending June 2026: \$892,000



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/20 Oxford St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,597,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)

Land Size: 235 sqm approx



6A Lodge Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Townhouse (Res)

Land Size: 366 sqm approx

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.

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