

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

3/28 Judd Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$1,050,000

Property Type Unit

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	1/58 Iris Rd GLEN IRIS 3146	\$855,000	21/03/2026
2	5/27 High Rd CAMBERWELL 3124	\$810,000	24/02/2026
3	2/23 Gardiner Pde GLEN IRIS 3146	\$840,000	10/02/2026

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:

27/03/2026 13:35



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median Unit Price
December quarter 2025: \$1,050,000

Comparable Properties



1/58 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$855,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 140 sqm approx



5/27 High Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$810,000
Method: Private Sale
Date: 24/02/2026
Property Type: Villa



2/23 Gardiner Pde GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$840,000
Method: Sold Before Auction
Date: 10/02/2026
Property Type: Villa