

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

39 Outlook Drive, Camberwell VIC 3124

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,452,500

Property Type

House

Suburb

Camberwell

Period - From

21/10/2025

to

20/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
31 Dower St, Camberwell Vic	\$2,500,000	16/02/2026
17 Lesley St, Camberwell Vic	\$2,550,000	15/12/2025
47 Lynden St, Camberwell Vic	\$2,900,000	05/12/2025

This Statement of Information was prepared on:

21/04/2026