

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

40 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,750,000

&

\$2,950,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Camberwell

Period - From 10/04/2025

to

09/04/2026

Source Property Data

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	12 Tyrone St CAMBERWELL 3124	\$2,975,000	31/03/2026
2	37 Bowen St CAMBERWELL 3124	\$2,775,000	25/03/2026
3	25 Moorhouse St CAMBERWELL 3124	\$2,961,000	07/03/2026

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:

10/04/2026 11:30



Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,750,000 - \$2,950,000
Median House Price
 10/04/2025 - 09/04/2026: \$2,450,000

Comparable Properties



12 Tyrone St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,975,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 786 sqm approx



37 Bowen St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,775,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 744 sqm approx



25 Moorhouse St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,961,000
Method: Expression of Interest
Date: 07/03/2026
Property Type: House (Res)
Land Size: 790 sqm approx

Account - Marshall White | P: 03 9822 9999