

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

44 Range Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,587,500

Property Type House

Suburb Camberwell

Period - From 01/04/2026

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	3/645 Burke Rd CAMBERWELL 3124	\$1,700,000	05/05/2026
2	2/10 Athelstan Rd CAMBERWELL 3124	\$1,700,000	13/03/2026
3	3 Glen Iris Rd CAMBERWELL 3124	\$1,614,000	10/06/2026

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:

05/08/2026 15:12



3 2 2

Rooms: 5
Property Type: House
Land Size: 552 sqm approx
Agent Comments

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Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2026: \$2,587,500

Comparable Properties



3/645 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 05/05/2026
Property Type: Townhouse (Res)



2/10 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 4

Price: \$1,700,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Villa
Land Size: 347 sqm approx



3 Glen Iris Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 5

Price: \$1,614,000
Method: Private Sale
Date: 10/06/2026
Property Type: House (Res)
Land Size: 678 sqm approx