

# 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

45 Lansell Crescent, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,200,000

&

\$3,500,000

### Median sale price

Median price

\$2,425,000

Property Type

House

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 | 19 Smith Rd CAMBERWELL 3124     | \$3,420,000 | 21/03/2026   |
| 2 | 21 Lockhart St CAMBERWELL 3124  | \$3,275,000 | 21/02/2026   |
| 3 | 38 Highfield Rd CANTERBURY 3126 | \$3,260,000 | 28/02/2026   |

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:

11/08/2026 11:37

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**Indicative Selling Price**

\$3,200,000 - \$3,500,000

**Median House Price**

Year ending June 2026: \$2,425,000



4 2 2

**Property Type:** House

**Land Size:** 664 sqm approx

**Agent Comments**

## Comparable Properties



**19 Smith Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

5 3 5

**Price:** \$3,420,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 568 sqm approx



**21 Lockhart St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 3 3

**Price:** \$3,275,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**38 Highfield Rd CANTERBURY 3126 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$3,260,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 877 sqm approx

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