

# 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

5 East Court, 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 \$2,900,000

&

\$3,190,000

### Median sale price

Median price \$2,665,000

Property Type House

Suburb Camberwell

Period - From 01/01/2025

to

31/03/2025

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	156 Wattle Valley Rd CAMBERWELL 3124	\$3,100,000	17/05/2025
2	31 Meldan St BURWOOD 3125	\$2,910,000	10/05/2025
3	13 Nevis St CAMBERWELL 3124	\$3,090,000	23/03/2025

**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:

20/05/2025 13:36



5 4 2

**Property Type:** House (Res)  
**Land Size:** 672 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,190,000  
**Median House Price**  
March quarter 2025: \$2,665,000

Comparable Properties



156 Wattle Valley Rd CAMBERWELL 3124 (REI)

**Agent Comments**

4 3 3

**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 433 sqm approx



31 Meldan St BURWOOD 3125 (REI)

**Agent Comments**

5 3 3

**Price:** \$2,910,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 601 sqm approx



13 Nevis St CAMBERWELL 3124 (REI)

**Agent Comments**

4 3 2

**Price:** \$3,090,000  
**Method:** Private Sale  
**Date:** 23/03/2025  
**Property Type:** House  
**Land Size:** 721 sqm approx