

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

51 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	1 Thomas St CAMBERWELL 3124	\$1,380,000	12/06/2026
2	5/18 Cornell St CAMBERWELL 3124	\$1,280,000	01/05/2026
3	45 Through Rd CAMBERWELL 3124	\$1,576,000	25/02/2026

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:

03/08/2026 09:23



Property Type: House (Previously Occupied - Detached)
Land Size: 232 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending June 2026: \$2,425,000

Comparable Properties



1 Thomas St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 286 sqm approx



5/18 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 284 sqm approx



45 Through Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,576,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 383 sqm approx

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