

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

574 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,435,500

Property Type

House

Suburb

Camberwell

Period - From

01/01/2026

to

31/03/2026

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	8 Parkin St GLEN IRIS 3146	\$1,369,000	15/12/2025
2	19 Glyndon Rd CAMBERWELL 3124	\$1,400,000	27/11/2025
3			

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:

14/05/2026 16:40

Zali Reynolds
03 9889 3990
0422 576 049

zali@shelterrealestate.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2026: \$2,435,500



3 1 2

Property Type: House

Agent Comments

Positioned beyond beautifully established gardens in a peaceful tree-lined setting, this charming brick residence delivers timeless character, immediate comfort and exciting future potential in one of Camberwell's most tightly held lifestyle pockets.

Comparable Properties



8 Parkin St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 -

Price: \$1,369,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 297 sqm approx



19 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 27/11/2025
Property Type: House (Res)

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.