

# 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

6/3 St Johns Avenue, 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 \$580,000 & \$620,000

### Median sale price

Median price \$805,000 Property Type Unit 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 | 8/24 Auburn Gr HAWTHORN EAST 3123    | \$585,000 | 11/08/2026   |
| 2 | 5/423 Tooronga Rd HAWTHORN EAST 3123 | \$618,000 | 21/07/2026   |
| 3 | 5/31 Alma Rd CAMBERWELL 3124         | \$643,000 | 02/05/2026   |

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:

01/09/2026 14:43

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

June quarter 2026: \$805,000



2 1 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/24 Auburn Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 1

**Price:** \$585,000

**Method:** Sold Before Auction

**Date:** 11/08/2026

**Property Type:** Apartment



**5/423 Tooronga Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 1

**Price:** \$618,000

**Method:** Private Sale

**Date:** 21/07/2026

**Property Type:** Apartment



**5/31 Alma Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$643,000

**Method:** Private Sale

**Date:** 02/05/2026

**Property Type:** Apartment

**Account - Jellis Craig** | P: 98305966