

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

6/9 Eddy Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$957,500

Property Type Unit

Suburb Camberwell

Period - From 15/05/2025

to

14/05/2026

Source Property Data

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	2/6 Yeovil Rd GLEN IRIS 3146	\$840,000	02/05/2026
2	2/4 Maverston St GLEN IRIS 3146	\$825,000	28/03/2026
3	1/58 Iris Rd GLEN IRIS 3146	\$855,000	21/03/2026

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:

15/05/2026 11:19



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
15/05/2025 - 14/05/2026: \$957,500

Comparable Properties



2/6 Yeovil Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$840,000
Method: Private Sale
Date: 02/05/2026
Property Type: Unit



2/4 Maverston St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Villa



1/58 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$855,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 140 sqm approx