

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

8 Kingsley Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,600,000

&

\$3,900,000

Median sale price

Median price \$2,401,000

Property Type House

Suburb Camberwell

Period - From 29/07/2025

to

28/07/2026

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	48 Christowel St CAMBERWELL 3124	\$3,600,000	16/05/2026
2	8 Peverill St DEEPDENE 3103	\$3,750,000	03/04/2026
3	8 Currajong Av CAMBERWELL 3124	\$3,800,000	30/03/2026

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:

29/07/2026 15:55



4 2 1

Property Type: House (Res)
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,900,000
Median House Price
29/07/2025 - 28/07/2026: \$2,401,000

Comparable Properties



48 Christowel St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$3,600,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 771 sqm approx



8 Peverill St DEEPPDENE 3103 (REI)

Agent Comments

4 4 2

Price: \$3,750,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 674 sqm approx



8 Currajong Av CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$3,800,000
Method: Private Sale
Date: 30/03/2026
Property Type: House (Res)
Land Size: 840 sqm approx

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