

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

9 Lofty Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,587,500

Property Type House

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	5 Fordham Av CAMBERWELL 3124	\$2,587,500	21/05/2026
2	40 Bowen St CAMBERWELL 3124	\$2,618,000	20/05/2026
3	16 Beatrice St GLEN IRIS 3146	\$2,670,000	03/05/2026

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:

03/08/2026 09:17



 5  3  2

Rooms: 9

Property Type: House (Res)

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



5 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$2,587,500

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 643 sqm approx



40 Bowen St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,618,000

Method: Private Sale

Date: 20/05/2026

Property Type: House

Land Size: 749 sqm approx



16 Beatrice St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,670,000

Method: Private Sale

Date: 03/05/2026

Property Type: House

Land Size: 680 sqm approx