

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 The Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

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	20 Howard St GLEN IRIS 3146	\$3,250,000	05/09/2026
2	29 Mount Ida Av HAWTHORN EAST 3123	\$2,900,000	16/08/2026
3	5 Doonkuna Av CAMBERWELL 3124	\$3,300,000	23/05/2026

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:

21/09/2026 11:48



Rooms: 8
Property Type: House
Land Size: 633.65 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2026: \$2,587,500

Comparable Properties



20 Howard St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,250,000
Method: Private Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 721 sqm approx



29 Mount Ida Av HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 16/08/2026
Property Type: House
Land Size: 581 sqm approx



5 Doonkuna Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$3,300,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx