

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

98 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$5,400,000

&

\$5,900,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Camberwell

Period - From 01/04/2025

to 31/03/2026

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	27 Rosedale Rd GLEN IRIS 3146	\$6,200,000	27/02/2026
2	17 Carramar Av CAMBERWELL 3124	\$5,310,000	23/02/2026
3	31 Kalang Rd CAMBERWELL 3124	\$5,400,000	22/01/2026

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:

04/06/2026 16:24

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Property Type: House

Agent Comments

Indicative Selling Price

\$5,400,000 - \$5,900,000

Median House Price

Year ending March 2026: \$2,452,500

Comparable Properties



27 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

5 6 2

Price: \$6,200,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 715 sqm approx



17 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments

5 4 4

Price: \$5,310,000

Method: Expression of Interest

Date: 23/02/2026

Property Type: House (Res)

Land Size: 847 sqm approx



31 Kalang Rd CAMBERWELL 3124 (VG)

Agent Comments

6 - -

Price: \$5,400,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx