

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

10 Bow Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price*

Median price

\$2,580,000

Property Type

House

Suburb

Camberwell

Period - From

23/06/2025

to

23/09/2025

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	17 Palmerston St CAMBERWELL 3124	\$1,512,000	20/09/2025
2	29 Avenue Rd CAMBERWELL 3124	\$1,530,000	31/07/2025
3			

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:

23/09/2025 18:19

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2 1

Rooms: 5
Property Type: House
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price *
23/06/2025 - 23/09/2025: \$2,580,000
* Agent calculated median

Rare to find, solid brick Victorian offering single level living in a street of quiet distinction near the renowned Maling Road precinct.

Comparable Properties



17 Palmerston St CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$1,512,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 245 sqm approx



29 Avenue Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$1,530,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 406 sqm approx

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.