

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

18 Gunner Street, Camperdown Vic 3260

Indicative selling price

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

Single price

\$535,000

Median sale price*

Median price

\$495,000

Property Type

House

Suburb

Camperdown

Period - From

27/08/2025

to

27/08/2026

Source

PROPERTY DATA

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	7 Longmore St CAMPERDOWN 3260	\$510,000	01/07/2026
2	32 Cressy St CAMPERDOWN 3260	\$465,000	19/06/2026
3	31 Lawrence St CAMPERDOWN 3260	\$470,000	08/06/2026

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

27/08/2026 16:16



Property Type: Land
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$535,000

Median House Price *
27/08/2025 - 27/08/2026: \$495,000
* Agent calculated median

Comparable Properties



7 Longmore St CAMPERDOWN 3260 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 1018 sqm approx



32 Cressy St CAMPERDOWN 3260 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 591 sqm approx



31 Lawrence St CAMPERDOWN 3260 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 08/06/2026
Property Type: House
Land Size: 1011 sqm approx

Account - Charles Stewart Camperdown | P: 03 55932288 | F: 0355932299



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