

# 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

2 Darling Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,450,000

Property Type House

Suburb Camberwell

Period - From 01/07/2025

to

30/09/2025

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	16 Darling Av CAMBERWELL 3124	\$2,255,000	22/10/2025
2	12 Lillian St GLEN IRIS 3146	\$1,961,000	21/06/2025
3	5 West Ct CAMBERWELL 3124	\$1,945,000	24/05/2025

OR

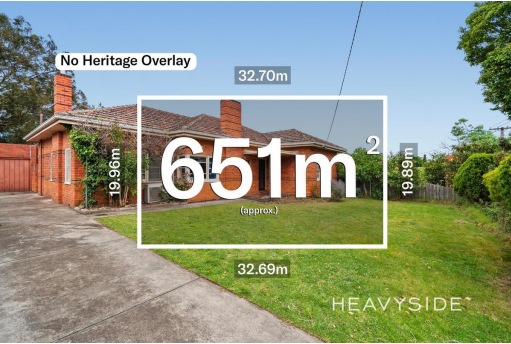
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/10/2025 17:03

2 Darling Avenue, Camberwell Vic 3124

Trev Buhagiar  
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0452592805  
trev@heavyside.co



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
September quarter 2025: \$2,450,000

## Comparable Properties



16 Darling Av CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$2,255,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2025  
**Property Type:** House  
**Land Size:** 598 sqm approx



12 Lillian St GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$1,961,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



5 West Ct CAMBERWELL 3124 (REI/VG)

Agent Comments



**Price:** \$1,945,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx

Account - Heavyside



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