

# 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

24 Regent Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$2,595,000

Property Type House

Suburb Camberwell

Period - From 23/08/2024

to

22/08/2025

Source

Property Data

### 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 | 5 Callanish Rd CAMBERWELL 3124 | \$3,000,000 | 28/06/2025   |
| 2 |                                |             |              |
| 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:

23/08/2025 17:36

24 Regent Street, Camberwell Vic 3124



 3  3  2

**Property Type:** House  
**Land Size:** 948 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
23/08/2024 - 22/08/2025: \$2,595,000

## Comparable Properties



**5 Callanish Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)  
**Land Size:** 864 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.

Account - Heavyside



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