

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

3/26 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$2,575,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2024

to

30/06/2025

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	12/67 Wattle Valley Rd CANTERBURY 3126	\$683,500	04/08/2025
2	4/26 Cornell St CAMBERWELL 3124	\$770,000	06/06/2025
3	2/26 Cornell St CAMBERWELL 3124	\$765,000	23/04/2025

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:

18/09/2025 12:46

3/26 Cornell Street, Camberwell Vic 3124

Wendy Zhou
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$735,000

Median House Price
Year ending June 2025: \$2,575,000

Comparable Properties



12/67 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 1

Price: \$683,500
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Unit



4/26 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$770,000
Method: Private Sale
Date: 06/06/2025
Property Type: Unit



2/26 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 23/04/2025
Property Type: Villa

Account - Heavyside



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