

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

3/5 Glencairn Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Camberwell

Period - From

08/12/2024

to

07/12/2025

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	2/17 Glencairn Av CAMBERWELL 3124	\$955,000	26/09/2025
2	3/33 Donna Buang St CAMBERWELL 3124	\$907,000	13/09/2025
3	2/84 Fordham Av CAMBERWELL 3124	\$1,013,000	08/09/2025

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:

08/12/2025 15:31

3/5 Glencairn Avenue, Camberwell Vic 3124

Steven Zervas
0423767621
steven@heavyside.co



2 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
08/12/2024 - 07/12/2025: \$900,000

Comparable Properties



2/17 Glencairn Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$955,000
Method: Private Sale
Date: 26/09/2025
Property Type: Unit



3/33 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$907,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 147 sqm approx



2/84 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$1,013,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: Unit

Account - Heavyside



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