

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

47 Lynden Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,400,000 & \$3,500,000

Median sale price

Median price \$2,665,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/03/2025 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	3 Woodlands Av CAMBERWELL 3124	\$3,480,000	12/05/2025
2	18 Lynden St CAMBERWELL 3124	\$3,450,000	15/04/2025
3	9 Callanish Rd CAMBERWELL 3124	\$3,475,000	01/03/2025

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:

19/05/2025 10:30



5 2 4

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,500,000
Median House Price
March quarter 2025: \$2,665,000

Comparable Properties



3 Woodlands Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,480,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 666 sqm approx



18 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

4 4 4

Price: \$3,450,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 670 sqm approx



9 Callanish Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$3,475,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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