Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$3,050,000

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$2,700,000	&	\$2,900,000
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Median sale price

Median price	\$2,590,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

7 Peppin St CAMBERWELL 3124

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.

Add	ress of comparable property	Price	Date of sale	
1	49 Brinsley Rd CAMBERWELL 3124	\$2,410,000	20/09/2025	
2	3 Compton St CANTERBURY 3126	\$2,800,000	29/08/2025	

OR

3

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:	20/10/2025 16:21



28/06/2025



Property Type:

Land Size: 852sqm sqm approx

Agent Comments

Indicative Selling Price \$2,700,000 - \$2,900,000 **Median House Price**

Year ending September 2025: \$2,590,000

Comparable Properties



49 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments

Price: \$2,410,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 775 sqm approx



3 Compton St CANTERBURY 3126 (REI)

Agent Comments

Price: \$2,800,000 Method: Private Sale Date: 29/08/2025

Property Type: House (Res) Land Size: 880 sqm approx



7 Peppin St CAMBERWELL 3124 (REI)

Price: \$3,050,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 718 sqm approx

Agent Comments

Account - Heavyside



