Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	Thomas Street, Camberwell Vic 3124
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Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,580,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/04/2025	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

	aress of comparable property	1 1100	Date of Sale
1	1/22 Kalang Rd CAMBERWELL 3124	\$2,256,000	30/07/2025
2	4 Regent St CAMBERWELL 3124	\$2,200,000	30/07/2025
3	5 Garden Rd CAMBERWELL 3124	\$2,230,000	17/05/2025

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:	18/08/2025 16:25



Date of sale

RT Edgar





Property Type: House **Land Size:** 574 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price June quarter 2025: \$2,580,000

Comparable Properties



1/22 Kalang Rd CAMBERWELL 3124 (REI)

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Price: \$2,256,000

Method: Sold Before Auction

Date: 30/07/2025 **Property Type:** Unit

Agent Comments



4 Regent St CAMBERWELL 3124 (REI)

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Price: \$2,200,000 Method: Private Sale Date: 30/07/2025 Property Type: House Land Size: 949 sqm approx

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Agent Comments





- Surden Na SAMBERWELE 5124 (NE

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Price: \$2,230,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) **Land Size:** 701 sqm approx

Agent Comments

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





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