

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

4 Gowar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,580,000 Property 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	Price	Date of sale
1	25 Finsbury Way CAMBERWELL 3124	\$2,345,000	14/06/2025
2	33 Allambee Av CAMBERWELL 3124	\$2,180,000	17/05/2025
3	36 Montana St GLEN IRIS 3146	\$2,170,000	31/03/2025

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:

09/07/2025 15:26



3 1 3

Property Type: House

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



25 Finsbury Way CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$2,345,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 715 sqm approx



33 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,180,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)



36 Montana St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 3

Price: \$2,170,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 650 sqm approx

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