

# 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

13 Glencairn Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,690,000

### Median sale price

Median price

\$2,555,500

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

to

31/12/2023

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	27 Acheron Av CAMBERWELL 3124	\$2,805,000	09/12/2023
2	5 Oxford St CAMBERWELL 3124	\$2,701,000	09/12/2023
3	7 Lesley St CAMBERWELL 3124	\$2,605,002	24/02/2024

**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:

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3   1   3

**Property Type:** House  
**Land Size:** 988 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,690,000  
**Median House Price**  
 December quarter 2023: \$2,555,500

## Comparable Properties



**27 Acheron Av CAMBERWELL 3124 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,805,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House  
**Land Size:** 949 sqm approx



**5 Oxford St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$2,701,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House  
**Land Size:** 892 sqm approx



**7 Lesley St CAMBERWELL 3124 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,605,002  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 880 sqm approx

**Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999**