

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

21A Glen Iris Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$2,390,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Camberwell

Period - From 01/01/2025

to 31/12/2025

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	7 Tyne St CAMBERWELL 3124	\$2,450,000	09/03/2026
2	1/2 Fordham Av CAMBERWELL 3124	\$2,185,000	02/12/2025
3	3/172 Prospect Hill Rd CANTERBURY 3126	\$2,180,000	18/11/2025

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:

30/03/2026 09:34

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Indicative Selling Price

\$2,390,000

Median House Price

Year ending December 2025: \$2,550,000



4 3 4

Rooms: 7

Property Type: House (Res)

Agent Comments

Comparable Properties



7 Tyne St CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$2,450,000

Method: Private Sale

Date: 09/03/2026

Property Type: Townhouse (Res)



1/2 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,185,000

Method: Private Sale

Date: 02/12/2025

Property Type: Townhouse (Single)



3/172 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

4 4 2

Price: \$2,180,000

Method: Private Sale

Date: 18/11/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511