

# 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 85 Prospect Hill Road, 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 \$2,895,000

### 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	633 Riversdale Rd CAMBERWELL 3124	\$3,155,000	28/03/2026
2	149 Mont Albert Rd CANTERBURY 3126	\$3,150,000	14/03/2026
3	26 Canterbury Rd CAMBERWELL 3124	\$2,740,000	14/03/2026

**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 15:30

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**Indicative Selling Price**

\$2,895,000

**Median House Price**

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



 5  2  2

**Property Type:** House

**Land Size:** 700 sqm approx

**Agent Comments**

## Comparable Properties



**633 Riversdale Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$3,155,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 1060 sqm approx



**149 Mont Albert Rd CANTERBURY 3126 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$3,150,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)



**26 Canterbury Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$2,740,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 735 sqm approx

Account - Marshall White | P: 03 9822 9999



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