

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

45 Lansell Crescent, Camberwell Vic 3124

Indicative selling price

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

Single price \$3,080,000

Median sale price

Median price \$2,425,000

Property Type House

Suburb Camberwell

Period - From 01/07/2025

to 30/06/2026

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	37 Moorhouse St CAMBERWELL 3124	\$3,108,000	23/05/2026
2	31 Harold St HAWTHORN EAST 3123	\$3,050,000	30/05/2026
3	22 Holyrood St CAMBERWELL 3124	\$2,900,000	01/06/2026

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:

21/09/2026 09:47

45 Lansell Crescent, Camberwell Vic 3124

JellisCraig

Jonathon O'Donoghue

03 9810 5000

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Indicative Selling Price

\$3,080,000

Median House Price

Year ending June 2026: \$2,425,000



4 2 3

Property Type: House (Res)

Agent Comments

Comparable Properties



37 Moorhouse St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,108,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 632 sqm approx



31 Harold St HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 3

Price: \$3,050,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



22 Holyrood St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,900,000

Method: Auction Sale

Date: 01/06/2026

Property Type: House (Res)

Land Size: 761 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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