

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

10 Nelson Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$1,990,000

Median sale price

Median price \$2,412,500

Property Type House

Suburb Camberwell

Period - From 01/10/2025

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 Gillman St HAWTHORN EAST 3123	\$1,980,000	23/02/2026
2	58 Fletcher St HAWTHORN EAST 3123	\$1,865,000	10/11/2025
3	3 Culliton Rd CAMBERWELL 3124	\$1,900,000	22/10/2025

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:

10/03/2026 16:09



3 1 1

Property Type: House (Res)

Land Size: 424 sqm approx

Agent Comments

Comparable Properties



7 Gillman St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 1

Price: \$1,980,000

Method: Private Sale

Date: 23/02/2026

Property Type: House



58 Fletcher St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$1,865,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

Land Size: 302 sqm approx



3 Culliton Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: House (Res)

Land Size: 557 sqm approx