

# 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 3/28 Judd Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$690,000 & \$750,000

### Median sale price

Median price \$995,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2026 to 31/03/2026 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	2/31 Brinsley Rd CAMBERWELL 3124	\$765,000	24/04/2026
2	3/28 Milton St CANTERBURY 3126	\$700,000	26/03/2026
3	6/564 Riversdale Rd CAMBERWELL 3124	\$750,000	14/02/2026

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:

25/05/2026 13:22



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
March quarter 2026: \$995,000

## Comparable Properties



**2/31 Brinsley Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 24/04/2026  
**Property Type:** Villa



**3/28 Milton St CANTERBURY 3126 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** Villa



**6/564 Riversdale Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Rooms:** 8  
**Property Type:** Unit

**Account - Marshall White** | P: 03 9822 9999