

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

13 Killarra Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,820,000

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	17 Ferndale Rd GLEN IRIS 3146	\$2,820,000	21/11/2025
2	30 Middlesex Rd SURREY HILLS 3127	\$2,777,000	28/02/2026
3	78 Fordham Av CAMBERWELL 3124	\$2,725,000	15/12/2025

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:

16/03/2026 09:45

13 Killarra Avenue, Camberwell Vic 3124

JellisCraig

Chris Daly

03 9810 5000

0432 056 911

ChrisDaly@jellisrcraig.com.au

Indicative Selling Price

\$2,820,000

Median House Price

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



5 2 2

Property Type: Land

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



17 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$2,820,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)



30 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,777,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 731 sqm approx



78 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

4 3 3

Price: \$2,725,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

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



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