

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

88 Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,500,000

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	1/615 Riversdale Rd CAMBERWELL 3124	\$2,405,000	29/11/2025
2	3 Brinsley Rd CAMBERWELL 3124	\$2,335,000	25/10/2025
3			

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 12:04



4 2 3

Property Type: House (Res)

Land Size: 451 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000

Median House Price

December quarter 2025: \$2,412,500

Comparable Properties



1/615 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$2,405,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



3 Brinsley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 1

Price: \$2,335,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 460 sqm approx

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.

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