

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

21 Moorhead Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,150,000

&

\$2,300,000

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	9 Mills St GLEN IRIS 3146	\$2,300,000	30/05/2026
2	90 Fordham Av CAMBERWELL 3124	\$2,100,000	03/05/2026
3	3 Sycamore St CAMBERWELL 3124	\$2,330,000	07/02/2026

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:

16/07/2026 17:53

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Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

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



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



9 Mills St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 590 sqm approx



90 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$2,100,000

Method: Sold After Auction

Date: 03/05/2026

Property Type: House (Res)

Land Size: 532 sqm approx



3 Sycamore St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,330,000

Method: Sold Before Auction

Date: 07/02/2026

Property Type: House (Res)

Land Size: 610 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199