

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

37 Culliton Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,400,500

Property Type House

Suburb Camberwell

Period - From 11/08/2025

to

10/08/2026

Source Property Data

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	5 Fordham Av CAMBERWELL 3124	\$2,587,500	21/05/2026
2	16 Beatrice St GLEN IRIS 3146	\$2,670,000	03/05/2026
3	104 Glyndon Rd CAMBERWELL 3124	\$2,300,000	27/03/2026

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:

11/08/2026 15:24

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

11/08/2025 - 10/08/2026: \$2,400,500



 4  3  2

Rooms: 10

Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



5 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$2,587,500

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 643 sqm approx



16 Beatrice St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,670,000

Method: Private Sale

Date: 03/05/2026

Property Type: House

Land Size: 680 sqm approx



104 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  4

Price: \$2,300,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 685 sqm approx

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