

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

25 Lofty Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,550,000

&

\$2,805,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Camberwell

Period - From 30/01/2025

to

29/01/2026

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	17 Lesley St CAMBERWELL 3124	\$2,550,000	15/12/2025
2	20 Killarra Av CAMBERWELL 3124	\$2,550,000	12/12/2025
3	22 Acheron Av CAMBERWELL 3124	\$2,560,000	26/10/2025

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:

30/01/2026 15:39

25 Lofty Avenue, Camberwell Vic 3124



Property Type:
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,805,000
Median House Price
30/01/2025 - 29/01/2026: \$2,550,000

Comparable Properties



17 Lesley St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,550,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 667 sqm approx



20 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,550,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 725 sqm approx



22 Acheron Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,560,000
Method: Private Sale
Date: 26/10/2025
Property Type: House (Res)
Land Size: 803 sqm approx

Account - MPC Moss Property Consultants | P: 03 9429 4800 | F: 03 94298477



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