

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



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)



Price: \$2,550,000

Method: Private Sale

Date: 15/12/2025

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments



20 Killarra Av CAMBERWELL 3124 (REI)



Price: \$2,550,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 725 sqm approx

Agent Comments



22 Acheron Av CAMBERWELL 3124 (REI)



Price: \$2,560,000

Method: Private Sale

Date: 26/10/2025

Property Type: House (Res)

Land Size: 803 sqm approx

Agent Comments