

## 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 45 Through Road, Camberwell Vic 3124  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,495,000 & \$1,595,000

#### Median sale price

Median price \$2,550,000 Property Type House Suburb Camberwell  
Period - From 01/01/2025 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	2/21 Somerset Rd GLEN IRIS 3146	\$1,545,000	22/11/2025
2	1/2 Penrhyn Av GLEN IRIS 3146	\$1,550,000	25/10/2025
3	8 Lillian St GLEN IRIS 3146	\$1,605,000	11/10/2025

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:

03/02/2026 19:02



**Property Type:** House (Res)

Agent Comments

Sam Christensen  
03 9815 1124  
0434 338 695  
samc@azrea.com.au

**Indicative Selling Price**  
\$1,495,000 - \$1,595,000

**Median House Price**

Year ending December 2025: \$2,550,000

## Comparable Properties



**2/21 Somerset Rd GLEN IRIS 3146 (REI)**



3



2



2

Agent Comments

**Price:** \$1,545,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)



**1/2 Penrhyn Av GLEN IRIS 3146 (REI/VG)**



3



2



2

Agent Comments

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 315 sqm approx



**8 Lillian St GLEN IRIS 3146 (REI/VG)**



3



2



2

Agent Comments

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 380 sqm approx