

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

1 Thomas Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,480,000 & \$1,600,000

Median sale price

Median price \$2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 to 31/03/2026 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	3/20 Oxford St CAMBERWELL 3124	\$1,597,000	11/04/2026
2	27 Uganda St BURWOOD 3125	\$1,395,000	22/11/2025
3	3/14 Hollsmoor Rd CAMBERWELL 3124	\$1,610,000	15/11/2025

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:

07/05/2026 15:06

1 Thomas Street, Camberwell Vic 3124

Wendy Zhou
0420 824 677
wendy@heavyside.co



 4  2.5  2

Property Type: House (Res)
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,600,000
Median House Price
Year ending March 2026: \$2,452,500

Comparable Properties



3/20 Oxford St CAMBERWELL 3124 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,597,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)
Land Size: 235 sqm approx



27 Uganda St BURWOOD 3125 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,395,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



3/14 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,610,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 210 sqm approx

Account - Heavyside



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