

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

11 Lesley Street, 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 \$2,452,500

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	6 Through Rd CAMBERWELL 3124	\$2,617,500	16/05/2026
2	104 Glyndon Rd CAMBERWELL 3124	\$2,300,000	27/03/2026
3	784 Riversdale Rd CAMBERWELL 3124	\$2,430,000	11/12/2025

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:

05/06/2026 10:53

11 Lesley Street, Camberwell Vic 3124

Steven Zervas
0423767621
steven@heavyside.co



 5  2  4

Property Type: House
Land Size: 821 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending March 2026: \$2,452,500

Comparable Properties



6 Through Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$2,617,500
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 647 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



784 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  4

Price: \$2,430,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 834 sqm approx

Account - Heavyside



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