

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

15 Braeside Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,587,500 Property Type House Suburb Camberwell

Period - From 01/04/2026 to 30/06/2026 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	4 Howie St GLEN IRIS 3146	\$2,000,000	21/07/2026
2	21 Nicholsdale Rd CAMBERWELL 3124	\$1,850,000	01/07/2026
3	25 Lofty Av CAMBERWELL 3124	\$1,900,000	18/04/2026

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:

25/08/2026 11:52

15 Braeside Avenue, Camberwell Vic 3124



Tony Doh
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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

June quarter 2026: \$2,587,500



4 2 2

Property Type: House

Land Size: 870 sqm approx

Agent Comments

Comparable Properties



4 Howie St GLEN IRIS 3146 (REI)

Agent Comments

4 1 4

Price: \$2,000,000

Method: Private Sale

Date: 21/07/2026

Property Type: House

Land Size: 657 sqm approx



21 Nicholsdale Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 788 sqm approx



25 Lofty Av CAMBERWELL 3124 (REI/VG)

Agent Comments

4 1 1

Price: \$1,900,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 558 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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