

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

98 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$5,800,000

Median sale price

Median price

\$2,425,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2025

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	27 Rosedale Rd GLEN IRIS 3146	\$6,200,000	27/02/2026
2			
3			

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:

04/08/2026 09:30

98 Glyndon Road, Camberwell Vic 3124

A—Z

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Indicative Selling Price
\$5,800,000

Median House Price
Year ending June 2026: \$2,425,000



5 5 4

Property Type: House
Agent Comments

Comparable Properties



27 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

5 6 2

Price: \$6,200,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 715 sqm approx

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.

Account - A-Z Real Estate Agency | P: 03 9815 1124



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