

# 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 3/20 Oxford Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,500,000

### 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	1/94 Parer St BURWOOD 3125	\$1,470,000	07/03/2026
2	2/10 Leura St SURREY HILLS 3127	\$1,500,000	18/02/2026
3	27 Uganda St BURWOOD 3125	\$1,395,000	22/11/2025

**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.~~

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4   2   2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$1,390,000 - \$1,500,000

**Median House Price**

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

## Comparable Properties



**1/94 Parer St BURWOOD 3125 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 07/03/2026

**Property Type:** Townhouse (Res)



**2/10 Leura St SURREY HILLS 3127 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Townhouse (Single)



**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

**Account - McGrath Box Hill | P: 03 9889 8800**