

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

1/29 Spencer Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2026

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	2/689 Riversdale Rd CAMBERWELL 3124	\$1,335,000	22/12/2025
2	2/26 Cooloongatta Rd CAMBERWELL 3124	\$1,393,000	06/12/2025
3	2/455 Camberwell Rd CAMBERWELL 3124	\$1,420,000	20/09/2025

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:

14/04/2026 09:37