

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

1/4 Through 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 \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	1b Through Rd CAMBERWELL 3124	\$1,596,000	25/11/2023
2	3/37 Donna Buang St CAMBERWELL 3124	\$1,540,000	18/11/2023
3	25 Ellsworth Cr CAMBERWELL 3124	\$1,500,000	13/09/2023

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:

14/02/2024 14:18

1/4 Through Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2023: \$2,555,500

Comparable Properties



1b Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments

3 2 2

Price: \$1,596,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 238 sqm approx



3/37 Donna Buang St CAMBERWELL 3124 (REI) Agent Comments

3 2 2

Price: \$1,540,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)
Land Size: 301 sqm approx



25 Ellsworth Cr CAMBERWELL 3124 (REI/VG) Agent Comments

3 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: Townhouse (Res)
Land Size: 155 sqm approx

Account - Heavyside



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.