

# 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

1/5 Through Road, 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 \$1,700,000 & \$1,800,000

### Median sale price\*

Median price \$2,530,000 Property Type House Suburb Camberwell

Period - From 19/08/2023 to 13/12/2023 Source 30/1/24

### 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	1/19 Albert St SURREY HILLS 3127	\$1,975,000	13/12/2023
2	5/71 Through Rd CAMBERWELL 3124	\$1,870,000	25/11/2023
3	1/3 Through Rd CAMBERWELL 3124	\$1,855,000	19/08/2023

**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.~~

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\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



 4  2.5  2

**Property Type:** Front Town House  
with Own Driveway  
**Land Size:** 301 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price \***  
19/08/2023 - 13/12/2023: \$2,530,000  
\* Agent calculated median based on 3 sales

## Comparable Properties



1/19 Albert St SURREY HILLS 3127 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,975,000  
**Method:** Sold Before Auction  
**Date:** 13/12/2023  
**Property Type:** Unit



5/71 Through Rd CAMBERWELL 3124 (REI)

**Agent Comments**

 3  2  2

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Townhouse (Res)



1/3 Through Rd CAMBERWELL 3124 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,855,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Townhouse (Res)

**Account - Exceland Burwood** | P: 03 9888 8883 | F: 03 9888 8839