

# 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

11 Elaroo Avenue, 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 \$2,800,000 & \$3,080,000

### Median sale price

Median price \$2,270,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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	56 Spencer Rd CAMBERWELL 3124	\$3,160,000	05/08/2023
2	39 Bryson St CANTERBURY 3126	\$2,885,000	03/06/2023
3	26a Prospect Hill Rd CAMBERWELL 3124	\$2,810,000	24/06/2023

**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:

15/08/2023 15:32



5   3   3

**Property Type:** House  
**Land Size:** 703 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,800,000 - \$3,080,000  
**Median House Price**  
June quarter 2023: \$2,270,000

## Comparable Properties



**56 Spencer Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

5   4   4

**Price:** \$3,160,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)



**39 Bryson St CANTERBURY 3126 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,885,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)



**26a Prospect Hill Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,810,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx