

# 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

138 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 \$1,960,000 & \$2,100,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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	29 Milverton St CAMBERWELL 3124	\$2,100,000	19/12/2023
2	36 Cooloongatta Rd CAMBERWELL 3124	\$2,060,000	23/03/2024
3	43 Outlook Dr CAMBERWELL 3124	\$1,920,000	17/02/2024

**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:

01/05/2024 14:35



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 696 sqm approx

**Agent Comments**

Surrounded by parks, shops and transport, this cherished family home provides a range of options to take full advantage of its large allotment to enhance, completely renovate or rebuild (STCA).

**Indicative Selling Price**

\$1,960,000 - \$2,100,000

**Median House Price**

Year ending March 2024: \$2,500,000

## Comparable Properties



**29 Milverton St CAMBERWELL 3124 (REI/VG)** Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 696 sqm approx



**36 Cooloongatta Rd CAMBERWELL 3124 (REI)** Agent Comments



**Price:** \$2,060,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



**43 Outlook Dr CAMBERWELL 3124 (REI/VG)** Agent Comments



**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx