

# 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

15 Sycamore Street, 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 \$2,400,000 & \$2,640,000

### Median sale price

Median price \$2,700,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 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	9 Lynden St CAMBERWELL 3124	\$2,664,000	02/03/2024
2	21 Bristol St SURREY HILLS 3127	\$2,595,000	21/02/2024
3	24 Redvers St SURREY HILLS 3127	\$2,470,000	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:

24/04/2024 10:31



5   3   2

Rooms: 9

Property Type: House

Land Size: 631 sqm approx

Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

March quarter 2024: \$2,700,000

## Comparable Properties



9 Lynden St CAMBERWELL 3124 (REI)

4   2   2

Price: \$2,664,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Agent Comments

Land area: 569 m approx.



21 Bristol St SURREY HILLS 3127 (REI)

4   2   4

Price: \$2,595,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 771 sqm approx

Agent Comments



24 Redvers St SURREY HILLS 3127 (REI)

4   1   2

Price: \$2,470,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511