

# 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

169 Highfield 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 \$3,200,000 & \$3,500,000

### 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	200 Highfield Rd CAMBERWELL 3124	\$4,600,000	21/10/2023
2	3 Merton St CAMBERWELL 3124	\$3,450,000	23/03/2024
3	35 Hunter Rd CAMBERWELL 3124	\$3,250,000	24/11/2023

**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:

19/04/2024 10:45

169 Highfield Road, Camberwell Vic 3124

Tim Heavyside  
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0403020404  
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 5  3  2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
March quarter 2024: \$2,700,000

## Comparable Properties



**200 Highfield Rd CAMBERWELL 3124 (REI/VG)** **Agent Comments**

 5  5  2

**Price:** \$4,600,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx



**3 Merton St CAMBERWELL 3124 (REI)** **Agent Comments**

 5  3  2

**Price:** \$3,450,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**35 Hunter Rd CAMBERWELL 3124 (REI/VG)** **Agent Comments**

 5  3  2

**Price:** \$3,250,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2023  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

**Account - Heavyside**



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