

# 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

18 Lodge 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 \$2,150,000 & \$2,350,000

### 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	14 Palmerston St CAMBERWELL 3124	\$2,420,000	20/05/2023
2	19 Crellin Gr CAMBERWELL 3124	\$2,400,000	16/05/2023
3	26 Hunter Rd CAMBERWELL 3124	\$2,130,000	04/04/2023

**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:

20/07/2023 10:55



**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

**Agent Comments**

Defined by a premier location, with no heritage overlay, this Californian Bungalow sits perched high with beautiful views and a north facing rear garden. Located within an estate surrounded by Anniversary Trail parklands, Hartwell Train Station and multiple transport lines.

**Indicative Selling Price**

\$2,150,000 - \$2,350,000

**Median House Price**

June quarter 2023: \$2,270,000

## Comparable Properties



**14 Palmerston St CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$2,420,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 749 sqm approx



**19 Crellin Gr CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 16/05/2023  
**Property Type:** House  
**Land Size:** 710 sqm approx



**26 Hunter Rd CAMBERWELL 3124 (REI)**

**Agent Comments**



**Price:** \$2,130,000  
**Method:** Private Sale  
**Date:** 04/04/2023  
**Property Type:** House  
**Land Size:** 692 sqm approx