

# 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

18b Milverton 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 \$2,350,000 & \$2,400,000

### Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Camberwell

Period - From 22/04/2023 to 21/04/2024 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	1/18 Station Av GLEN IRIS 3146	\$2,520,000	04/11/2023
2	2/60 Durham Rd SURREY HILLS 3127	\$2,351,000	24/02/2024
3	3/44 Nevis St CAMBERWELL 3124	\$2,250,000	15/02/2024

**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:

22/04/2024 17:32



4   2   2

**Rooms:** 5  
**Property Type:**  
**Agent Comments**

Maria Xu  
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**Indicative Selling Price**  
\$2,350,000 - \$2,400,000  
**Median Townhouse Price**  
22/04/2023 - 21/04/2024: \$1,600,000

## Comparable Properties

1/18 Station Av GLEN IRIS 3146 (VG)

**Agent Comments**

2   -   -

**Price:** \$2,520,000  
**Method:** Sale  
**Date:** 04/11/2023  
**Property Type:** Flat/Unit/Apartment (Res)



2/60 Durham Rd SURREY HILLS 3127 (REI)

**Agent Comments**

3   2   2

**Price:** \$2,351,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Res)



3/44 Nevis St CAMBERWELL 3124 (REI)

**Agent Comments**

3   2   2

**Price:** \$2,250,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 268 sqm approx

**Account - Jellis Craig | P: 98305966**