

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

19 Doonkuna Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	21 George St CAMBERWELL 3124	\$2,220,000	02/12/2023
2	29 Milverton St CAMBERWELL 3124	\$2,100,000	19/12/2023
3	11 Halley Av CAMBERWELL 3124	\$2,100,000	10/08/2023

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: 08/02/2024 09:31



4 2 5

Property Type: House

Agent Comments

Richard Winneke

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2023: \$2,555,500

Comparable Properties



21 George St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 1

Price: \$2,220,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 658 sqm approx



29 Milverton St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,100,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 696 sqm approx



11 Halley Av CAMBERWELL 3124 (VG)

Agent Comments

4 - -

Price: \$2,100,000

Method: Sale

Date: 10/08/2023

Property Type: House (Res)

Land Size: 678 sqm approx

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