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

1a St Andries Street, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,360,000	Pro	operty Type	Hous	se		Suburb	Camberwell
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	29a Clifton Rd HAWTHORN EAST 3123	\$2,200,000	16/05/2023
2	9a Netherway St CAMBERWELL 3124	\$2,160,000	22/07/2023
3	20 Lomond St GLEN IRIS 3146	\$2,090,000	05/08/2023

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:

08/11/2023 20:12



1a St Andries Street, Camberwell Vic 3124



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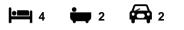
September quarter 2023: \$2,360,000

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price





Rooms: 7 Property Type: House Land Size: 357 sqm approx

Agent Comments

Entirely independent on its own Title behind its own street frontage, this magnificent luxury home and its easy-care parcel provide the ultimate in family flexibility in a prestige location just minutes from Camberwell Junction, leading private schools and glorious Fordham Gardens.

Comparable Properties





29a Clifton Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$2,200,000 Method: Expression of Interest Date: 16/05/2023 Property Type: House (Res) Land Size: 564 sqm approx Agent Comments

9a Netherway St CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,160,000 Method: Auction Sale Date: 22/07/2023 Property Type: Townhouse (Res) Land Size: 370 sqm approx

20 Lomond St GLEN IRIS 3146 (REI/VG)



Agent Comments



Price: \$2,090,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 369 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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