

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

1B MIDDLE ROAD, CAMBERWELL, VIC 3124

Indicative selling price

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

Range between \$1,995,000 & \$2,190,000

Median sale price

Median price \$2,500,000 Property type Unit Suburb CAMBERWELL

Period - From 01 April 2023 to 31 March 2024 Source Price Finder

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
1/2 TRUMPER ST, CAMBERWELL, VIC 3124	\$1,870,000	16/03/2024
981 TOORAK RD, CAMBERWELL, VIC 3124	\$2,208,880	02/01/2024
1/38 ANDERSON RD, HAWTHORN EAST, VIC 3123	\$2,130,000	18/10/2023

This Statement of Information was prepared on: 14/05/2024