

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 2/132 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,180,000 & \$2,380,000

Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 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	2/60 Durham Rd SURREY HILLS 3127	\$2,351,000	24/02/2024
2	3/44 Nevis St CAMBERWELL 3124	\$2,250,000	15/02/2024
3	131 Through Rd CAMBERWELL 3124	\$2,210,000	11/11/2023

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.~~

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Sam Christensen
03 9815 1124
0434 338 695
samc@azrea.com.au



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Property Type:
Agent Comments

Indicative Selling Price
\$2,180,000 - \$2,380,000

Median House Price

Year ending December 2023: \$2,437,000

Comparable Properties



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



131 Through Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,210,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 432 sqm approx