

## 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

2/215 HIGHFIELD ROAD CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,530,000

Property type

Other

Suburb

Camberwell

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

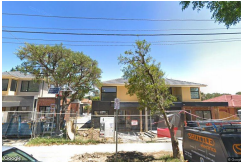
Date of sale

8 CAROOL ROAD ASHBURTON VIC 3147	\$1,899,000	28-Oct-23
2/16 HOLLSMOOR ROAD CAMBERWELL VIC 3124	\$1,810,000	22-Aug-23
24A CARRAMAR AVENUE CAMBERWELL VIC 3124	\$1,880,000	28-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 08 January 2024



**8 CAROL ROAD ASHBURTON VIC 3147** Sold Price **\$1,899,000** Sold Date **28-Oct-23**

4 - -

Distance **1.99km**



**2/16 HOLLSMOOR ROAD CAMBERWELL VIC 3124** Sold Price **\$1,810,000** Sold Date **22-Aug-23**

4 3 2

Distance **0.77km**



**24A CARRAMAR AVENUE CAMBERWELL VIC 3124** Sold Price **\$1,880,000** Sold Date **28-Aug-23**

4 2 2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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