

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

2/452 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$892,000

Property Type Unit

Suburb Camberwell

Period - From 01/07/2025

to 30/06/2026

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	7/564 Riversdale Rd CAMBERWELL 3124	\$735,000	05/08/2026
2	1/887 Toorak Rd CAMBERWELL 3124	\$720,000	14/07/2026
3	1/10 Seymour Gr CAMBERWELL 3124	\$772,000	18/06/2026

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:

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Indicative Selling Price

\$695,000 - \$760,000

Median Unit Price

Year ending June 2026: \$892,000



 2  1  1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



7/564 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$735,000

Method: Sold Before Auction

Date: 05/08/2026

Property Type: Unit



1/887 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$720,000

Method: Private Sale

Date: 14/07/2026

Property Type: Villa



1/10 Seymour Gr CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$772,000

Method: Private Sale

Date: 18/06/2026

Property Type: Villa

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