

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

2/645 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$995,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2026

to

31/03/2026

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	6 Nettleton Av CAMBERWELL 3124	\$1,400,000	05/12/2025
2	2/19 Lynden St CAMBERWELL 3124	\$1,350,000	08/02/2026
3	2/47 Cornell St CAMBERWELL 3124	\$1,480,000	18/02/2026

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:

05/05/2026 14:00

Tim Heavyside
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Rooms: 4
Property Type: Flat
Land Size: 353.084 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
March quarter 2026: \$995,000

Comparable Properties

6 Nettleton Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$1,400,000
Method:
Date: 05/12/2025
Property Type: House

2/19 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

 2  2  2

Price: \$1,350,000
Method:
Date: 08/02/2026
Property Type: Unit

2/47 Cornell St CAMBERWELL 3124 (REI)

Agent Comments

 2  2  2

Price: \$1,480,000
Method:
Date: 18/02/2026
Property Type: Townhouse (Single)

Account - Heavyside



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