

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

207 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2022 to 31/03/2023 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	52 Denman Av GLEN IRIS 3146	\$2,500,000	12/03/2023
2	15a Renwick St GLEN IRIS 3146	\$2,210,000	13/05/2023
3	25a Webster St CAMBERWELL 3124	\$2,170,000	03/12/2022

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:

24/05/2023 13:24



4 -

Property Type: House (Res)

Land Size: 999 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median Unit Price

Year ending March 2023: \$890,000

Comparable Properties



52 Denman Av GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,500,000

Method: Sold Before Auction

Date: 12/03/2023

Property Type: Townhouse (Res)

Land Size: 323 sqm approx



15a Renwick St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,210,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)



25a Webster St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 3

Price: \$2,170,000

Method: Private Sale

Date: 03/12/2022

Property Type: Townhouse (Single)

Land Size: 360 sqm approx

Account - Marshall White | P: 03 9822 9999