

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

21 Culliton Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Camberwell

Period - From 21/02/2023 to 20/02/2024 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	22 Kerr Cr CAMBERWELL 3124	\$2,500,000	22/10/2023
2	20 Hillside Pde GLEN IRIS 3146	\$2,450,000	19/09/2023
3	13 Kirkwood Dr CAMBERWELL 3124	\$2,421,000	26/08/2023

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.~~

This Statement of Information was prepared on:

21/02/2024 14:14



Property Type: House

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



22 Kerr Cr CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 22/10/2023

Property Type: House (Res)

Land Size: 622 sqm approx



20 Hillside Pde GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,450,000

Method: Private Sale

Date: 19/09/2023

Property Type: House

Land Size: 650 sqm approx



13 Kirkwood Dr CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,421,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 557 sqm approx