

# 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

25 Ellsworth Crescent, Camberwell Vic 3124
--

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,350,000
-------------

 & 

\$1,450,000
-------------

### Median sale price

Median price 

\$2,600,000
-------------

 Property Type 

House
-------

 Suburb 

Camberwell
------------

Period - From 

01/07/2022
------------

 to 

30/06/2023
------------

 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	80 Ellsworth Cr CAMBERWELL 3124	\$1,437,000	22/04/2023
2	3/214A Wattle Valley Rd CAMBERWELL 3124	\$1,390,000	17/05/2023
3	1/18 Lesley St CAMBERWELL 3124	\$1,386,000	05/04/2023

**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: 

23/08/2023 11:44
------------------



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 155 sqm approx

Agent Comments

## Comparable Properties



**80 Ellsworth Cr CAMBERWELL 3124 (REI/VG)** Agent Comments



**Price:** \$1,437,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

**Land Size:** 186 sqm approx

**3/214A Wattle Valley Rd CAMBERWELL 3124 (VG)** Agent Comments



**Price:** \$1,390,000

**Method:** Sale

**Date:** 17/05/2023

**Property Type:** Flat/Unit/Apartment (Res)



**1/18 Lesley St CAMBERWELL 3124 (VG)** Agent Comments



**Price:** \$1,386,000

**Method:** Sale

**Date:** 05/04/2023

**Property Type:** Flat/Unit/Apartment (Res)