

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 Gowar Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/03/2024 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	44 Rowell Av CAMBERWELL 3124	\$2,930,000	27/03/2024
2	5 Peppin St CAMBERWELL 3124	\$2,799,000	16/03/2024
3	19 Doonkuna Av CAMBERWELL 3124	\$2,710,000	23/03/2024

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:

18/04/2024 22:26



4 2 3

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
March quarter 2024: \$2,700,000

Comparable Properties



44 Rowell Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,930,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 693 sqm approx



5 Peppin St CAMBERWELL 3124 (REI)

Agent Comments

3 1 4

Price: \$2,799,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 720 sqm approx



19 Doonkuna Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,710,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 697 sqm approx

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