

# 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

26 Victoria Road, 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 \$4,600,000 & \$5,000,000

### Median sale price

Median price \$2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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.

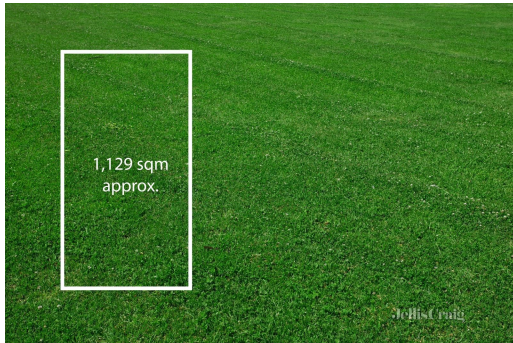
	Address of comparable property	Price	Date of sale
1	26 Christowel St CAMBERWELL 3124	\$5,100,000	13/10/2023
2	5a Neave St HAWTHORN EAST 3123	\$5,018,000	02/12/2023
3	12 The Ridge CANTERBURY 3126	\$4,600,000	26/08/2023

**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:

30/01/2024 11:19



**Property Type:** Land

**Land Size:** 1129 sqm approx

Agent Comments

## Comparable Properties



26 Christowel St CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$5,100,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** House

**Land Size:** 1171 sqm approx



5a Neave St HAWTHORN EAST 3123 (REI)

Agent Comments



**Price:** \$5,018,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 979 sqm approx



12 The Ridge CANTERBURY 3126 (REI)

Agent Comments



**Price:** \$4,600,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House

**Land Size:** 914 sqm approx