

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

3/595 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$995,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2026

to

31/03/2026

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.

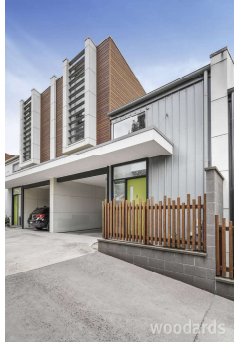
	Address of comparable property	Price	Date of sale
1	4/59 Glen Iris Rd GLEN IRIS 3146	\$1,006,000	22/02/2026
2	1/7 Eddy St CAMBERWELL 3124	\$1,100,000	14/02/2026
3	1201/480 Riversdale Rd HAWTHORN EAST 3123	\$1,070,000	27/01/2026

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:

04/05/2026 14:04



Property Type:
Divorce/Estate/Family Transfers
Land Size: 101 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
March quarter 2026: \$995,000

Comparable Properties

4/59 Glen Iris Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$1,006,000
Method: Sale
Date: 22/02/2026
Property Type: Flat/Unit/Apartment (Res)



1/7 Eddy St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 14/02/2026
Property Type: Villa
Land Size: 252 sqm approx



1201/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700