

# 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 Killarra Avenue, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 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	19 Doonkuna Av CAMBERWELL 3124	\$2,710,000	23/03/2024
2	5 Oxford St CAMBERWELL 3124	\$2,701,000	09/12/2023
3	8 Wiringa Av CAMBERWELL 3124	\$2,508,000	02/03/2024

**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:

29/04/2024 14:32



**Property Type: House**

## Comparable Properties



**19 Doonkuna Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,710,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**5 Oxford St CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$2,701,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House

**Land Size:** 892 sqm approx



**8 Wiringa Av CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$2,508,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 868 sqm approx