

# 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

4/1 Kingsley Street, 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 \$890,000 & \$940,000

### Median sale price

Median price \$788,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	2/16 Seymour Gr CAMBERWELL 3124	\$920,000	28/08/2023
2	4/23 Hazel St CAMBERWELL 3124	\$915,000	29/07/2023
3	2/41 Chatham Rd CANTERBURY 3126	\$905,000	25/10/2023

**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:

17/11/2023 13:43



**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

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**Indicative Selling Price**  
\$890,000 - \$940,000  
**Median Unit Price**  
September quarter 2023: \$788,500

## Comparable Properties



**2/16 Seymour Gr CAMBERWELL 3124 (REI/VG)**

**Agent Comments**



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 28/08/2023  
**Property Type:** Apartment  
**Land Size:** 161 sqm approx



**4/23 Hazel St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**



**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** Unit



**2/41 Chatham Rd CANTERBURY 3126 (REI)**

**Agent Comments**



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** Unit  
**Land Size:** 153 sqm approx

**Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511**