

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 St Andries Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

Median sale price

Median price \$2,487,500 Property Type House Suburb Camberwell

Period - From 09/04/2023 to 08/04/2024 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	7 Logan St CANTERBURY 3126	\$4,650,000	08/03/2024
2	13 Waterloo St CAMBERWELL 3124	\$4,530,000	15/02/2024
3	16 Brynmawr Rd CAMBERWELL 3124	\$4,300,000	24/02/2024

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: 09/04/2024 13:27



4 3 5

Rooms: 9
Property Type: House
Land Size: 924 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$4,100,000 - \$4,500,000
Median House Price
09/04/2023 - 08/04/2024: \$2,487,500

Comparable Properties



7 Logan St CANTERBURY 3126 (REI)

[Agent Comments](#)

5 3 4

Price: \$4,650,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 880 sqm approx



13 Waterloo St CAMBERWELL 3124 (REI)

[Agent Comments](#)

5 2 4

Price: \$4,530,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: House (Res)
Land Size: 935 sqm approx



16 Brynmawr Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

5 3 2

Price: \$4,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 901 sqm approx

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