

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 40 Moorhead Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

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	24 Cooloongatta Rd CAMBERWELL 3124	\$2,835,000	11/11/2023
2	41 Mills St GLEN IRIS 3146	\$2,820,000	09/09/2023
3	227 Highfield Rd CAMBERWELL 3124	\$2,700,000	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.~~

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4 2 2

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,850,000

Median House Price

December quarter 2023: \$2,555,500

Comparable Properties



24 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments

4 3 2

Price: \$2,835,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 836 sqm approx



41 Mills St GLEN IRIS 3146 (REI/VG) Agent Comments

4 2 2

Price: \$2,820,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 641 sqm approx



227 Highfield Rd CAMBERWELL 3124 (REI/VG) Agent Comments

4 3 2

Price: \$2,700,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)

Land Size: 880 sqm approx

Account - Marshall White | P: 03 9822 9999