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	44 RADNOR STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,000,000	&	$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,589,500	Property type	House	Suburb	Camberwell
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
457 CAMBERWELL ROAD CAMBERWELL VIC 3124	$2,125,000	01-Mar-25
6 WILSON GROVE CAMBERWELL VIC 3124	$2,120,000	09-Nov-24
19 RADNOR STREET CAMBERWELL VIC 3124	$2,380,000	08-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 06 May 2025

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457 CAMBERWELL ROAD CAMBERWELL VIC 3124

3 2 2

Sold Price RS $2,125,000 Sold Date 01-Mar-25

Distance 0.6km

6 WILSON GROVE CAMBERWELL VIC 3124

3 2 -

Sold Price $2,120,000 Sold Date 09-Nov-24

Distance 0.9km

19 RADNOR STREET CAMBERWELL VIC 3124

4 2 -

Sold Price $2,380,000 Sold Date 08-Nov-24

Distance 0.22km

RS = Recent sale **UN** = Undisclosed Sale

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