

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

481 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	25 George St CAMBERWELL 3124	\$2,400,000	14/12/2023
2	644 Riversdale Rd CAMBERWELL 3124	\$2,375,000	28/10/2023
3	29 Milverton St CAMBERWELL 3124	\$2,100,000	19/12/2023

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:

27/02/2024 16:29



 4  2  2

Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
December quarter 2023: \$2,555,500

Comparable Properties



25 George St CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$2,400,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 783 sqm approx



644 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,375,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 836 sqm approx



29 Milverton St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 696 sqm approx

Account - Marshall White | P: 03 9822 9999