

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

5/31 Alma Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2025

to 31/12/2025

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	8/352 Auburn Rd HAWTHORN 3122	\$700,000	24/10/2025
2	5/138 Milton Pde GLEN IRIS 3146	\$679,000	09/10/2025
3			

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:

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Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
Year ending December 2025: \$900,000



 2  1  1

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



8/352 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment



5/138 Milton Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$679,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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