

# 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 Peppin Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### 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	15 Woodlands Av CAMBERWELL 3124	\$2,810,000	02/12/2023
3	31 Acheron Av CAMBERWELL 3124	\$2,720,000	31/10/2023

**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.~~

This Statement of Information was prepared on:

13/02/2024 12:04



**Rooms:** 5

**Property Type:** House

**Land Size:** 720 sqm approx

Agent Comments

## Comparable Properties



**24 Cooloongatta Rd CAMBERWELL 3124 (REI)** Agent Comments



**Price:** \$2,835,000

**Method:** Private Sale

**Date:** 11/11/2023

**Property Type:** House

**Land Size:** 836 sqm approx



**15 Woodlands Av CAMBERWELL 3124 (REI)** Agent Comments



**Price:** \$2,810,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 865 sqm approx



**31 Acheron Av CAMBERWELL 3124 (REI/VG)** Agent Comments



**Price:** \$2,720,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** House

**Land Size:** 991 sqm approx