

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 57 Coo롱gatta 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 \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 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	643 Riversdale Rd CAMBERWELL 3124	\$2,319,000	04/08/2023
2	23 Moorhead St CAMBERWELL 3124	\$2,288,000	25/11/2023
3	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023

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: 02/02/2024 16:51



4 2 2

Rooms: 7
Property Type: House
Agent Comments

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Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending December 2023: \$2,437,000

Comparable Properties



643 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

5 2 3

Price: \$2,319,000
Method: Auction Sale
Date: 04/08/2023
Property Type: House (Res)
Land Size: 531 sqm approx



23 Moorhead St CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$2,288,000
Method: Private Sale
Date: 25/11/2023
Property Type: House



6 Orrong Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,130,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 760 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511