

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

7/25 THOMAS 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

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

1/13 CALLANISH ROAD CAMBERWELL VIC 3124	\$930,000	05-Apr-25
4/32 BRINGA AVENUE CAMBERWELL VIC 3124	\$880,000	19-Dec-24
1/1 KINGSLEY STREET CAMBERWELL VIC 3124	\$1,004,000	15-Mar-25

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: 22 May 2025



**1/13 CALLANISH ROAD
CAMBERWELL VIC 3124**

2 1 2

Sold Price

^{RS}

\$930,000

Sold Date

05-Apr-25

Distance

0.7km



**4/32 BRINGA AVENUE
CAMBERWELL VIC 3124**

2 1 2

Sold Price

\$880,000

Sold Date

19-Dec-24

Distance

1.57km



**1/1 KINGSLEY STREET
CAMBERWELL VIC 3124**

2 1 1

Sold Price

\$1,004,000

Sold Date

15-Mar-25

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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