

# 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

8 Orange Grove, 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

\$2,300,000

&

\$2,500,000

### 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	62 Rowell Av CAMBERWELL 3124	\$2,565,000	28/10/2023
2	22 Orrong Cr CAMBERWELL 3124	\$2,525,000	28/10/2023
3	25 George St CAMBERWELL 3124	\$2,400,000	14/12/2023

**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:

01/04/2024 14:37



 3  
  1  
  4

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 769 sqm approx

#### Agent Comments

Immaculate 1920's solid brick, Extended in 1982 with the roof replaced in 2023, Substantial 769sqm\* parcel with 16.76m\* frontage, Residential Zoning with no 'Heritage Overlay', Located within the Camberwell High School Zone, Excellent now with options as the future unfolds, Impeccably cared for.

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

Year ending December 2023: \$2,437,000

## Comparable Properties



62 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  
  2  
  2

**Price:** \$2,565,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx



22 Orrong Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  
  1  
  2

**Price:** \$2,525,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 759 sqm approx



25 George St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  
  2  
  2

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

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