

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 Springfield Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	215 Prospect Hill Rd SURREY HILLS 3127	\$2,545,000	11/11/2023
2	50 Cooalongatta Rd CAMBERWELL 3124	\$2,460,000	22/11/2023
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: 25/01/2024 17:06



Property Type: House (Res)

Agent Comments

Encapsulating timeless period appeal with a sensational renovation focussing on an abundance of natural light and private leafy outlooks, this outstanding home delivers an enticing family lifestyle only minutes from Lynden and Highfield Parks

Indicative Selling Price

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

Median House Price

December quarter 2023: \$2,555,500

Comparable Properties



215 Prospect Hill Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,545,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 589 sqm approx



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



Price: \$2,460,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 697 sqm approx



25 George St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 783 sqm approx