

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

9/142-144 Warrigal Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,280,000

&

\$1,400,000

Median sale price

Median price

\$1,350,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

14/05/2024

to

13/05/2025

Source

Property Data

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	3/211 Highfield Rd CAMBERWELL 3124	\$1,470,000	01/03/2025
2	8/142 Warrigal Rd CAMBERWELL 3124	\$1,425,000	19/11/2024
3			

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:

14/05/2025 14:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median Townhouse Price
14/05/2024 - 13/05/2025: \$1,350,000

Comparable Properties



3/211 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,470,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

8/142 Warrigal Rd CAMBERWELL 3124 (VG)

Agent Comments



Price: \$1,425,000
Method: Sale
Date: 19/11/2024
Property Type: Flat/Unit/Apartment (Res)

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.

Account - McGrath Box Hill | P: 03 9889 8800



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