

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

6 The Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$5,500,000

&

\$6,000,000

Median sale price

Median price \$2,575,000

Property Type House

Suburb Camberwell

Period - From 01/07/2024

to 30/06/2025

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	33 Renwick St GLEN IRIS 3146	\$5,990,000	30/05/2025
2	2 Middle Rd CAMBERWELL 3124	\$5,805,000	22/03/2025
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:

23/07/2025 11:37



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Property Type: House (Res)
Land Size: 639 sqm approx
Agent Comments

Indicative Selling Price
\$5,500,000 - \$6,000,000
Median House Price
Year ending June 2025: \$2,575,000

Comparable Properties



33 Renwick St GLEN IRIS 3146 (REI)

Agent Comments

5 5 3

Price: \$5,990,000
Method: Auction Sale
Date: 30/05/2025
Property Type: House (Res)
Land Size: 868 sqm approx



2 Middle Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 4 2

Price: \$5,805,000
Method: Private Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

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 - Marshall White | P: 03 9822 9999



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