

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

104/437 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2025

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.

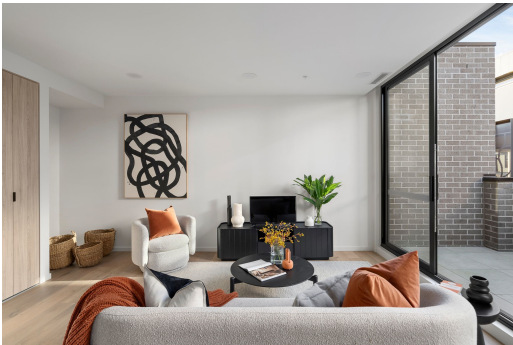
	Address of comparable property	Price	Date of sale
1	202/585 Burke Rd CAMBERWELL 3124	\$780,000	04/04/2025
2	103/437 Camberwell Rd CAMBERWELL 3124	\$840,000	25/03/2025
3	204/50 Seymour Gr CAMBERWELL 3124	\$820,000	20/03/2025

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:

07/08/2025 09:30



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
June quarter 2025: \$915,000

Comparable Properties



202/585 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/04/2025
Property Type: Unit

103/437 Camberwell Rd CAMBERWELL 3124 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 25/03/2025
Property Type: Strata Unit/Flat



204/50 Seymour Gr CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999