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	494 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,575,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	591 Riversdale Rd CAMBERWELL 3124	\$2,410,000	13/06/2025
2	506 Burke Rd CAMBERWELL 3124	\$2,460,000	12/04/2025
3	271 Tooronga Rd GLEN IRIS 3146	\$2,238,000	22/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2025 13:40









Property Type: House **Agent Comments**

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** Year ending June 2025: \$2,575,000

Comparable Properties



591 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

Price: \$2,410,000 Method: Private Sale Date: 13/06/2025 Property Type: House Land Size: 649 sqm approx



506 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

Price: \$2,460,000

Method: Expression of Interest

Date: 12/04/2025

Property Type: House (Res) Land Size: 836 sqm approx



271 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Price: \$2,238,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 410 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9864 5000





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