

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

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/07/2025 13:40



4 2 2

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

3 2 2

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

4 1 4

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)

Agent Comments

4 2 2

Price: \$2,238,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 410 sqm approx