

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

2/112 WARRIGAL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

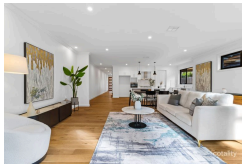
Date of sale

16A GIBSON STREET BOX HILL SOUTH VIC 3128	\$1,521,000	09-Mar-25
2/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,485,000	22-Feb-25
3/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,467,000	31-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 13 August 2025

**16A GIBSON STREET BOX HILL
SOUTH VIC 3128**

4 3 2

Sold Price

\$1,521,000

Sold Date

09-Mar-25

Distance

1.96km**2/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

4 3 2

Sold Price

\$1,485,000

Sold Date

22-Feb-25

Distance

0.26km**3/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

4 3 2

Sold Price

\$1,467,000

Sold Date

31-Mar-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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