

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

113/347 CAMBERWELL 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

408/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$500,000	07-Nov-24
203/174-178 RIVERSDALE ROAD HAWTHORN VIC 3122	\$498,000	02-Jun-25
10/894 BURKE ROAD CANTERBURY VIC 3126	\$470,000	19-Aug-24

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: 30 June 2025

**408/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$500,000** Sold Date **07-Nov-24**Distance **1.76km****203/174-178 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$498,000** ^{UN} Sold Date **02-Jun-25**Distance **1.77km****10/894 BURKE ROAD
CANTERBURY VIC 3126**

2 1 1

Sold Price **\$470,000** Sold Date **19-Aug-24**Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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