

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

3/2 Bringa Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,125,000

&

\$1,225,000

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	2/22 Russell St CAMBERWELL 3124	\$1,225,000	15/02/2025
2	3/24 Rochester Rd CANTERBURY 3126	\$1,216,000	22/03/2025
3	2/25 Matlock St CANTERBURY 3126	\$1,196,000	24/05/2025

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:

04/08/2025 09:37



Property Type: Unit

Agent Comments

Comparable Properties



2/22 Russell St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit



3/24 Rochester Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$1,216,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



2/25 Matlock St CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,196,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Villa