#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Avenue, Camberwell Vic 3124

#### Indicative selling price

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

Range between \$900,000	&	\$990,000
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#### Median sale price

Median price	\$915,000	Pro	perty Type	Jnit		Suburb	Camberwell
Period - From	01/04/2025	to	30/06/2025	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	4/449 Camberwell Rd CAMBERWELL 3124	\$923,000	26/07/2025
2	4/1 Glencairn Av CAMBERWELL 3124	\$936,000	01/07/2025
3	1/5 Glencairn Av CAMBERWELL 3124	\$981,000	22/03/2025

#### 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:	05/08/2025 15:54



Date of sale



Liam Burke 03 9818 1888 0457 567 990 liam.burke@belleproperty.com

> **Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** June quarter 2025: \$915,000



Rooms: 3

Property Type: Unit Land Size: 114 sqm approx

**Agent Comments** 

## Comparable Properties



4/449 Camberwell Rd CAMBERWELL 3124 (REI)

Price: \$923,000 Method: Auction Sale Date: 26/07/2025 Property Type: Unit

**Agent Comments** 



4/1 Glencairn Av CAMBERWELL 3124 (REI)

2

Price: \$936,000 Method: Private Sale Date: 01/07/2025 Property Type: House Land Size: 216 sqm approx







**Agent Comments** 



1/5 Glencairn Av CAMBERWELL 3124 (REI/VG)





Price: \$981,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res)

**Agent Comments** 



Account - Belle Property Glen Iris | P: 03 98181888





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