

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

\$1,500,000

&

\$1,600,000

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

1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,525,000	22-Jun-25
5/45 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,518,000	04-Feb-25
16A GIBSON STREET BOX HILL SOUTH VIC 3128	\$1,521,000	09-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: 27 June 2025



1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127

Sold Price

^{RS} **\$1,525,000**

Sold Date

22-Jun-25

4 3 2

Distance

0.27km



5/45 BEGONIA STREET BOX HILL SOUTH VIC 3128

Sold Price

\$1,518,000

Sold Date

04-Feb-25

4 3 2

Distance

1.6km



16A GIBSON STREET BOX HILL SOUTH VIC 3128

Sold Price

\$1,521,000

Sold Date

09-Mar-25

4 3 2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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