Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	G07/50 Seymour Grove, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$790,000

Median sale price

Median price	\$915,000	Pro	perty Type U	nit		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

Add	dress of comparable property	Price	Date of sale
1	104/50 Seymour Gr CAMBERWELL 3124	\$645,000	15/06/2025
2	204/50 Seymour Gr CAMBERWELL 3124	\$820,000	20/03/2025
3	6/50 Seymour Gr CAMBERWELL 3124	\$730,000	17/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2025 09:17





Brendan Cain 9805 2900 0400 060 982 brendan@jacain.com.au

Indicative Selling Price \$790,000 **Median Unit Price** June quarter 2025: \$915,000





Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



104/50 Seymour Gr CAMBERWELL 3124 (REI)

2

Agent Comments

Price: \$645,000 Method: Private Sale Date: 15/06/2025

Property Type: Apartment



204/50 Seymour Gr CAMBERWELL 3124 (REI/VG)

2

Agent Comments

Price: \$820,000 Method: Private Sale Date: 20/03/2025

Property Type: Apartment



6/50 Seymour Gr CAMBERWELL 3124 (REI)

Method: Private Sale

Price: \$730,000

Date: 17/02/2025 Property Type: Apartment **Agent Comments**

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