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	219/347 Camberwell Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$460,000

Median sale price

Median price	\$850,000	Pro	perty Type U	nit		Suburb	Camberwell
Period - From	01/10/2024	to	30/09/2025	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

Add	dress of comparable property	Price	Date of sale
1	202/36 Lilydale Gr HAWTHORN EAST 3123	\$455,000	07/10/2025
2	213/138 Camberwell Rd HAWTHORN EAST 3123	\$460,000	07/10/2025
3	205/347 Camberwell Rd CAMBERWELL 3124	\$460,000	06/06/2025

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:	22/10/2025 12:14





Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$460,000 **Median Unit Price** Year ending September 2025: \$850,000



Property Type: Agent Comments

Comparable Properties



202/36 Lilydale Gr HAWTHORN EAST 3123 (REI)

2

Agent Comments

Price: \$455,000 Method: Private Sale Date: 07/10/2025

Property Type: Apartment



213/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

2

Agent Comments

Price: \$460,000 Method: Private Sale Date: 07/10/2025

Property Type: Apartment



205/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

Price: \$460,000 Method: Private Sale Date: 06/06/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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