#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address Including suburb and postcode	123/347 Camberwell Road, Camberwell Vic 3124

#### Indicative selling price

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

Single price \$420,000

#### Median sale price

Median price	\$867,500	Pro	perty Type	Unit		Suburb	Camberwell
Period - From	01/07/2024	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

	aress of comparable property	1 1100	Date of Sale
1	113/20 Camberwell Rd HAWTHORN EAST 3123	\$385,000	16/06/2025
2	303/347 Camberwell Rd CAMBERWELL 3124	\$408,888	26/03/2025
3	503/1 Porter St HAWTHORN EAST 3123	\$406,000	27/02/2025

#### 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:	23/07/2025 15:19



Date of sale









Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$420,000 Median Unit Price Year ending June 2025: \$867,500

## Comparable Properties



113/20 Camberwell Rd HAWTHORN EAST 3123 (REI)

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**Price:** \$385,000 **Method:** Private Sale **Date:** 16/06/2025

Property Type: Apartment



303/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)



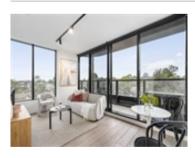




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**Price:** \$408,888 **Method:** Private Sale **Date:** 26/03/2025

Property Type: Apartment



503/1 Porter St HAWTHORN EAST 3123 (REI/VG)

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Price: \$406,000 Method: Private Sale Date: 27/02/2025

Property Type: Apartment

Agent Comments

**Agent Comments** 

**Agent Comments** 

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