

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

123/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$867,500

Property 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	Price	Date of sale
1	504/138 Camberwell Rd HAWTHORN EAST 3123	\$401,000	16/08/2025
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:

27/08/2025 11:51

123/347 Camberwell Road, Camberwell Vic 3124

BigginScott

Claudio Perruzza

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Indicative Selling Price

\$410,000

Median Unit Price

Year ending June 2025: \$867,500



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



504/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 1  1  1

Price: \$401,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Apartment



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

Agent Comments

 1  1  1

Price: \$408,888

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment



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

Agent Comments

 1  1  1

Price: \$406,000

Method: Private Sale

Date: 27/02/2025

Property Type: Apartment

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



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