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	1/14 GARDEN 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	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,600,000	Property type	Other	Suburb	Camberwell
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
2/9A JERVIS STREET CAMBERWELL VIC 3124	$1,760,000	23-Aug-25
3/10 HOLLSMOOR ROAD CAMBERWELL VIC 3124	$1,735,000	23-Jun-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: 10 October 2025

HEAVYSIDE Real Estate
P 03 9470 3390
M 0403 020 404
E admin@heavyside.co



2/9A JERVIS STREET
CAMBERWELL VIC 3124

4 3 2

Sold Price **$1,760,000** Sold Date **23-Aug-25**

Distance **0.2km**



3/10 HOLLSMOOR ROAD
CAMBERWELL VIC 3124

4 4 2

Sold Price RS **$1,735,000** Sold Date **23-Jun-25**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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