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	2/806 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $895,000 Property Type Unit Suburb Camberwell

Period - From 21/10/2024 to 20/10/2025 Source Property Data

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	1/7 Homebush Cr HAWTHORN EAST 3123	$1,003,000	02/10/2025
2	7/119 Victoria Rd HAWTHORN EAST 3123	$877,000	12/09/2025
3	2/2a Lyall St HAWTHORN 3122	$930,000	28/06/2025

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: 21/10/2025 09:36

2/806 Burke Road, Camberwell Vic 3124

Tim Heavyside
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0403020404
tim@heavyside.co



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
21/10/2024 - 20/10/2025: $895,000

Comparable Properties



1/7 Homebush Cr HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,003,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Apartment

Agent Comments



7/119 Victoria Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $877,000
Method: Auction Sale
Date: 12/09/2025
Property Type: Apartment

Agent Comments



2/2a Lyall St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $930,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Apartment

Agent Comments

Account - Heavyside

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