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	204/828 BURKE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$895,000	Property type	Unit	Suburb	Camberwell
Period-from	01 Nov 2024	to	31 Oct 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
17/828 BURKE ROAD CAMBERWELL VIC 3124	$630,000	31-Oct-25
305/828 BURKE ROAD CAMBERWELL VIC 3124	$825,000	28-Aug-25
410/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	$680,000	04-Oct-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: 18 November 2025

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17/828 BURKE ROAD CAMBERWELL VIC 3124

2 1 -

Sold Price RS **$630,000** Sold Date **31-Oct-25**

Distance **-**



305/828 BURKE ROAD CAMBERWELL VIC 3124

2 1 -

Sold Price **$825,000** Sold Date **28-Aug-25**

Distance **0km**



410/347 CAMBERWELL ROAD CAMBERWELL VIC 3124

2 2 1

Sold Price RS **$680,000** UN Sold Date **04-Oct-25**

Distance **1.31km**

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

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