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	18 Palmerston Street, Camberwell Vic 3124

Indicative selling price

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

Single price $3,249,000

Median sale price

Median price $2,580,000 Property Type House Suburb Camberwell

Period - From 22/02/2024 to 21/02/2025 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	25 Bowen St CAMBERWELL 3124	$3,200,000	29/10/2024
2	3 Tyndall St SURREY HILLS 3127	$3,286,000	26/10/2024
3	57 Bowen St CAMBERWELL 3124	$3,250,000	18/10/2024

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: 22/02/2025 11:35

18 Palmerston Street, Camberwell Vic 3124



4 2 2

Property Type: House
Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
$3,249,000
Median House Price
22/02/2024 - 21/02/2025: $2,580,000

Comparable Properties



25 Bowen St CAMBERWELL 3124 (REI/VG)

4 2 4

Price: $3,200,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 743 sqm approx

Agent Comments



3 Tyndall St SURREY HILLS 3127 (REI)

4 2 3

Price: $3,286,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 997 sqm approx

Agent Comments



57 Bowen St CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $3,250,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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