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	2/25 Hazel Street, Camberwell Vic 3124

Indicative selling price

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

Single price $950,000

Median sale price

Median price $875,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2024 to 31/12/2024 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	4/41 Clifton Rd HAWTHORN EAST 3123	$950,000	13/11/2024
2	2/8 Cooloongatta Rd CAMBERWELL 3124	$980,000	19/10/2024
3	1/14 Dickens St GLEN IRIS 3146	$970,000	10/10/2024

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: 11/03/2025 14:26

2/25 Hazel Street, Camberwell Vic 3124

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2 1 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$950,000
Median Unit Price
Year ending December 2024: $875,000

Comparable Properties



4/41 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $950,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: Townhouse (Res)

Agent Comments



2/8 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $980,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Villa
Land Size: 97 sqm approx

Agent Comments



1/14 Dickens St GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $970,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Agent Comments

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