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	14 Sunnyside Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $3,500,000 & $3,850,000

Median sale price

Median price $2,573,000 Property Type House Suburb Camberwell

Period - From 01/04/2024 to 31/03/2025 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.

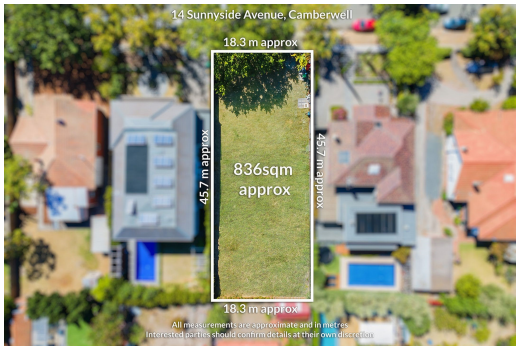
	Address of comparable property	Price	Date of sale
1	17 Hassett Av CANTERBURY 3126	$3,610,000	15/02/2025
2	5 Woodlands Av CAMBERWELL 3124	$3,510,000	04/12/2024
3	34 Stanhope Gr CAMBERWELL 3124	$3,600,000	16/11/2024

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: 04/04/2025 09:51

14 Sunnyside Avenue, Camberwell Vic 3124



4 2 2

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
Year ending March 2025: $2,573,000

Comparable Properties



17 Hassett Av CANTERBURY 3126 (REI)

5 3 2

Price: $3,610,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



5 Woodlands Av CAMBERWELL 3124 (REI)

4 3 2

Price: $3,510,000
Method: Private Sale
Date: 04/12/2024
Property Type: House

Agent Comments



34 Stanhope Gr CAMBERWELL 3124 (REI/VG)

4 2 4

Price: $3,600,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 1036 sqm approx

Agent Comments

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

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