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	568-570 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price $2,390,000

Median sale price

Median price $2,565,000 Property Type House Suburb Camberwell

Period - From 01/10/2022 to 30/09/2023 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	55 Through Rd CAMBERWELL 3124	$2,410,000	07/10/2023
2	83 Glen Iris Rd GLEN IRIS 3146	$2,260,000	04/08/2023
3	237 Highfield Rd CAMBERWELL 3124	$2,200,000	20/07/2023

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: 20/11/2023 14:50

568-570 Camberwell Road, Camberwell Vic 3124



6 3 6

Property Type: House (Res)
Land Size: 1122 sqm approx

Agent Comments

Indicative Selling Price
$2,390,000
Median House Price
Year ending September 2023: $2,565,000

Comparable Properties



55 Through Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,410,000
Method: Private Sale
Date: 07/10/2023
Property Type: House
Land Size: 829 sqm approx

Agent Comments



83 Glen Iris Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,260,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 770 sqm approx

Agent Comments



237 Highfield Rd CAMBERWELL 3124 (REI/VG)

- - -

Price: $2,200,000
Method: Private Sale
Date: 20/07/2023
Property Type: Land
Land Size: 852 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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