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	11 Holyrood Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $2,700,000 Property Type House Suburb Camberwell

Period - From 01/07/2021 to 30/06/2022 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	102 Glyndon Rd CAMBERWELL 3124	$2,750,000	06/04/2022
2	11 Killarra Av CAMBERWELL 3124	$2,651,000	30/04/2022
3	48 Glencairn Av CAMBERWELL 3124	$2,590,000	02/04/2022

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: 18/08/2022 08:49

11 Holyrood Street, Camberwell Vic 3124

Jonathon O'Donoghue
03 9810 5000
0412 745 707
jodonoghue@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
Year ending June 2022: $2,700,000

Comparable Properties

102 Glyndon Rd CAMBERWELL 3124 (VG)

4 - -

Agent Comments

Price: $2,750,000
Method: Sale
Date: 06/04/2022
Property Type: House (Res)
Land Size: 694 sqm approx



11 Killarra Av CAMBERWELL 3124 (REI/VG)

5 2 2

Agent Comments

Price: $2,651,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 725 sqm approx



48 Glencairn Av CAMBERWELL 3124 (REI/VG)

4 2 3

Agent Comments

Price: $2,590,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 780 sqm approx

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