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	1/577 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $820,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2022 to 30/06/2023 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	5/3 Wellesley Rd HAWTHORN 3122	$931,000	01/08/2023
2	2/131 Robinson Rd HAWTHORN 3122	$910,000	23/05/2023
3	21A Inverleith St HAWTHORN 3122	$880,000	26/08/2023

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: 11/09/2023 13:29

1/577 Burke Road, Camberwell Vic 3124

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
Year ending June 2023: $820,000

Comparable Properties



5/3 Wellesley Rd HAWTHORN 3122 (REI)

2 1 2

Agent Comments

Price: $931,000
Method: Sold Before Auction
Date: 01/08/2023
Property Type: Apartment



2/131 Robinson Rd HAWTHORN 3122 (REI/VG)

2 1 1

Agent Comments

Price: $910,000
Method: Private Sale
Date: 23/05/2023
Property Type: Unit



21A Inverleith St HAWTHORN 3122 (REI)

2 2 1

Agent Comments

Price: $880,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit

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