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	3 Merton Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,050,000 & $3,350,000

Median sale price

Median price $2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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	72 Through Rd CAMBERWELL 3124	$3,500,000	24/02/2024
2	69 Rowen St GLEN IRIS 3146	$3,200,000	16/03/2024
3	16 Tyne St CAMBERWELL 3124	$2,921,000	14/03/2024

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: 21/03/2024 12:46

3 Merton Street, Camberwell Vic 3124



5 3 2

Property Type: House
Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price
$3,050,000 - $3,350,000
Median House Price
December quarter 2023: $2,555,500

Comparable Properties



72 Through Rd CAMBERWELL 3124 (REI)

5 2 2

Price: $3,500,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments



69 Rowen St GLEN IRIS 3146 (REI)

4 2 3

Price: $3,200,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 622 sqm approx

Agent Comments



16 Tyne St CAMBERWELL 3124 (REI)

4 2 4

Price: $2,921,000
Method: Auction Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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