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	18 Milverton Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,380,000 & $2,580,000

Median sale price

Median price $880,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 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	9 Stocks Av ASHBURTON 3147	$2,300,000	20/05/2024
2	2/60 Durham Rd SURREY HILLS 3127	$2,351,000	24/02/2024
3	3/44 Nevis St CAMBERWELL 3124	$2,250,000	15/02/2024

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: 23/07/2024 08:46

18 Milverton Street, Camberwell Vic 3124



4 2 5

Rooms: 7
Property Type: House (Res)
Land Size: 313sqm sqm approx

Indicative Selling Price
$2,380,000 - $2,580,000
Median Unit Price
June quarter 2024: $880,000

Agent Comments

Brand new with highest building quality, North face rear garden/outdoor areas with a 5 car, gym room basement

Comparable Properties



9 Stocks Av ASHBURTON 3147 (REI)

4 3 3

Price: $2,300,000
Method: Private Sale
Date: 20/05/2024
Property Type: Townhouse (Single)

Agent Comments



2/60 Durham Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,351,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)

Agent Comments



3/44 Nevis St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $2,250,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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