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	21 Culliton Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 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	25 George St CAMBERWELL 3124	$2,400,000	14/12/2023
2	68 Fordham Av CAMBERWELL 3124	$2,370,000	09/12/2023
3	16 Wingan Av CAMBERWELL 3124	$2,300,000	10/02/2024

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: 26/02/2024 10:52

21 Culliton Road, Camberwell Vic 3124

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 2 2

Rooms: 6
Property Type: House
Land Size: 5 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending December 2023: $2,437,000

Comparable Properties



25 George St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 783 sqm approx

Agent Comments



68 Fordham Av CAMBERWELL 3124 (REI)

4 2 2

Price: $2,370,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



16 Wingan Av CAMBERWELL 3124 (REI)

2 1 1

Price: $2,300,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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