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	1/4 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,600,000 Property Type Townhouse Suburb Camberwell

Period - From 22/04/2023 to 21/04/2024 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	5/71 Through Rd CAMBERWELL 3124	$1,870,000	25/11/2023
2	3/28 Thomas St CAMBERWELL 3124	$1,620,000	20/04/2024
3	3/37 Donna Buang St CAMBERWELL 3124	$1,540,000	18/11/2023

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: 22/04/2024 18:53

1/4 Through Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3-4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
22/04/2023 - 21/04/2024: $1,600,000

Comparable Properties



5/71 Through Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Agent Comments

Price: $1,870,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)



3/28 Thomas St CAMBERWELL 3124 (REI)

4 2 2

Agent Comments

Price: $1,620,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)



3/37 Donna Buang St CAMBERWELL 3124 (REI/VG)

3 2 2

Agent Comments

Price: $1,540,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Account - Heavyside

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