

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

42 Nevis Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

Median sale price

Median price	\$2,565,000	Property Type	House	Suburb	Camberwell
Period - From	01/07/2023	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	4 St Andries St CAMBERWELL 3124	\$4,500,000	11/05/2024
2	25 Fairview Av CAMBERWELL 3124	\$4,260,000	06/03/2024
3			

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:

06/08/2024 17:57



Property Type: House

Land Size: 1108 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$4,100,000 - \$4,500,000

Median House Price

Year ending June 2024: \$2,565,000

Comparable Properties



4 St Andries St CAMBERWELL 3124 (REI)

[Agent Comments](#)



Price: \$4,500,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 924 sqm approx



25 Fairview Av CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)



Price: \$4,260,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 608 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511