

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

177 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$2,580,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

to

30/09/2024

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	46 Lynden St CAMBERWELL 3124	\$2,221,000	19/10/2024
2	19 Cromwell St GLEN IRIS 3146	\$2,218,000	25/09/2024
3	10 Crellin Gr CAMBERWELL 3124	\$2,378,000	11/09/2024

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:

20/10/2024 15:44

177 Highfield Road, Camberwell Vic 3124

**Jellis
Craig**

Mark Pezzin
03 9810 5000
0403 537 105

MarkPezzin@jellisrcraig.com.au

Indicative Selling Price

\$2,200,000

Median House Price

Year ending September 2024: \$2,580,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



46 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

3 2 4

Price: \$2,221,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 752 sqm approx



19 Cromwell St GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$2,218,000

Method: Sold Before Auction

Date: 25/09/2024

Property Type: House

Land Size: 604 sqm approx



10 Crellin Gr CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,378,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: House (Res)

Land Size: 613 sqm approx

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



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