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	25 Bowen Street, Camberwell Vic 3124

Indicative selling price

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

Single price $3,300,000

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	57 Bowen St CAMBERWELL 3124	$3,250,000	18/10/2024
2	42 Great Valley Rd GLEN IRIS 3146	$3,200,000	07/09/2024
3	33 St Helens Rd HAWTHORN EAST 3123	$3,310,000	01/05/2024

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: 28/10/2024 09:22

25 Bowen Street, Camberwell Vic 3124

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4 2 2

Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000
Median House Price
Year ending September 2024: $2,580,000

Comparable Properties



57 Bowen St CAMBERWELL 3124 (REI)

3 1 2

Price: $3,250,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



42 Great Valley Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $3,200,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House

Agent Comments



33 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $3,310,000
Method: Auction Sale
Date: 01/05/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

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