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	12 Range Street, Camberwell Vic 3124

Indicative selling price

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

Range between $4,500,000 & $4,950,000

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	11 Bonfield Av HAWTHORN EAST 3123	$4,823,000	03/09/2024
2	21 Kerr Cr CAMBERWELL 3124	$4,650,000	18/05/2024
3	4 St Andries St CAMBERWELL 3124	$4,500,000	11/05/2024

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: 30/09/2024 13:50

12 Range Street, Camberwell Vic 3124



6 4 2

Property Type: House (Res)
Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000 - $4,950,000
Median House Price
Year ending June 2024: $2,565,000

Comparable Properties



11 Bonfield Av HAWTHORN EAST 3123 (REI)

5 3 2

Price: $4,823,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)

Agent Comments



21 Kerr Cr CAMBERWELL 3124 (REI/VG)

5 3 4

Price: $4,650,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



4 St Andries St CAMBERWELL 3124 (REI/VG)

4 3 5

Price: $4,500,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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