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	110 Rowell Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price $2,400,000

Median sale price

Median price $2,412,000 Property Type House Suburb Camberwell

Period - From 01/07/2024 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	19a Lomond St GLEN IRIS 3146	$2,240,000	21/09/2024
2	132 Glen Iris Rd GLEN IRIS 3146	$2,175,000	21/09/2024
3	3/63-65 Glen Iris Rd GLEN IRIS 3146	$2,271,000	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: 26/10/2024 15:22

110 Rowell Avenue, Camberwell Vic 3124



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000
Median House Price
September quarter 2024: $2,412,000

Comparable Properties



19a Lomond St GLEN IRIS 3146 (REI)

3 2 2

Price: $2,240,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments



132 Glen Iris Rd GLEN IRIS 3146 (REI)

4 3 3

Price: $2,175,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



3/63-65 Glen Iris Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,271,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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