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	11 Fairholm Grove, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,980,000

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	2b Dryden St CANTERBURY 3126	$2,080,000	21/09/2024
2	1/2 Hastings Rd HAWTHORN EAST 3123	$1,950,000	04/09/2024
3	1 Bryson St CANTERBURY 3126	$2,050,000	25/05/2024

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: 14/10/2024 10:18

11 Fairholm Grove, Camberwell Vic 3124

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



4 2 4

Property Type: House
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
September quarter 2024: $2,412,000

Comparable Properties



2b Dryden St CANTERBURY 3126 (REI)

3 2 2

Price: $2,080,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



1/2 Hastings Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 04/09/2024
Property Type: House

Agent Comments



1 Bryson St CANTERBURY 3126 (REI/VG)

3 2 2

Price: $2,050,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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