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	5 Woodlands Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price $3,600,000

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	2 Beech St CAMBERWELL 3124	$3,350,000	01/10/2024
2	3 Moresby St CANTERBURY 3126	$3,960,000	23/09/2024
3	43 Athelstan Rd CAMBERWELL 3124	$3,880,000	20/06/2024

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: 01/12/2024 10:16

5 Woodlands Avenue, Camberwell Vic 3124



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,600,000
Median House Price
Year ending September 2024: $2,580,000

Comparable Properties



2 Beech St CAMBERWELL 3124 (REI)

5 3 3

Price: $3,350,000
Method: Private Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments



3 Moresby St CANTERBURY 3126 (REI/VG)

5 4 4

Price: $3,960,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



43 Athelstan Rd CAMBERWELL 3124 (REI/VG)

5 2 3

Price: $3,880,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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