

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

2/138 Warrigal Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$1,060,000

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	2/251 Elgar Rd SURREY HILLS 3127	\$990,000	30/11/2024
2	2/51 Cadorna St BOX HILL SOUTH 3128	\$1,100,000	20/09/2024
3			

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:

02/12/2024 13:07



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,060,000

Median House Price

Year ending September 2024: \$2,580,000

Comparable Properties



2/251 Elgar Rd SURREY HILLS 3127 (REI)

Agent Comments

4 3 1

Price: \$990,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Single)



2/51 Cadorna St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Private Sale

Date: 20/09/2024

Property Type: Townhouse (Single)

Land Size: 194 sqm approx

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.

Account - Jellis Craig | P: 98305966