

# 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

6/5 Hazel Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$820,000

&

\$895,000

### Median sale price

Median price \$890,000

Property Type Unit

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	1/14 Dickens St GLEN IRIS 3146	\$970,000	10/10/2024
2	2/146 Glen Iris Rd GLEN IRIS 3146	\$925,000	26/08/2024
3	4/25 Hazel St CAMBERWELL 3124	\$883,000	26/08/2024

**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:

30/11/2024 10:14



3 1 2

Property Type: Unit  
Land Size: 144 sqm approx  
Agent Comments

Indicative Selling Price  
\$820,000 - \$895,000  
Median Unit Price  
Year ending September 2024: \$890,000

Comparable Properties



1/14 Dickens St GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$970,000  
Method: Sold Before Auction  
Date: 10/10/2024  
Property Type: Townhouse (Res)  
Land Size: 217 sqm approx



2/146 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$925,000  
Method: Private Sale  
Date: 26/08/2024  
Property Type: Unit  
Land Size: 122 sqm approx



4/25 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$883,000  
Method: Private Sale  
Date: 26/08/2024  
Property Type: Unit  
Land Size: 184 sqm approx