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	18a Oxford Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,850,000 & $1,950,000

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	19 Queens Pde GLEN IRIS 3146	$2,050,000	26/10/2024
2	8a Queens Pde GLEN IRIS 3146	$1,950,000	30/08/2024
3	34 Queens Pde GLEN IRIS 3146	$2,100,000	09/08/2024

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: 03/12/2024 12:24

18a Oxford Street, Camberwell Vic 3124

shelter. Real Estate
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4 3 3

Property Type: House
Land Size: 419 sqm approx

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending September 2024: $2,580,000

Agent Comments

Designed and built with contemporary luxury front of mind across two sun-lit levels, this as new family residence enjoys an elite locale close to Burwood Village, Toorak Road trams, Hartwell Station, a vast selection of schools, Deakin University and extensive parkland such as Wattle and Lynden Park

Comparable Properties



19 Queens Pde GLEN IRIS 3146 (REI)

4 3 3

Price: $2,050,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



8a Queens Pde GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,950,000
Method: Private Sale
Date: 30/08/2024
Property Type: House
Land Size: 328 sqm approx

Agent Comments



34 Queens Pde GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $2,100,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

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