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	2/22 Russell Street, Camberwell Vic 3124

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $830,500 Property Type Unit Suburb Camberwell

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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	1/806 Burke Rd CAMBERWELL 3124	$1,125,000	06/12/2024
2	1/77 Wattle Valley Rd CANTERBURY 3126	$1,110,000	21/09/2024
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: 22/01/2025 10:24

2/22 Russell Street, Camberwell Vic 3124



2 2 2

Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median Unit Price
22/01/2024 - 21/01/2025: $830,500

Comparable Properties



1/806 Burke Rd CAMBERWELL 3124 (REI)

2 1 2

Price: $1,125,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Unit

Agent Comments



1/77 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

2 1 1

Price: $1,110,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments

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 - Marshall White | P: 03 9822 9999

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