

# 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

20 Kintore Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

### Median sale price

Median price \$2,520,000 Property Type House Suburb Camberwell

Period - From 24/01/2024 to 23/01/2025 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	17 Trafalgar Rd CAMBERWELL 3124	\$4,100,000	26/10/2024
2	44 Urquhart St HAWTHORN 3122	\$3,920,000	19/10/2024
3	7 Marlborough Av CAMBERWELL 3124	\$3,951,000	12/10/2024

**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:

24/01/2025 09:16



5   3   4

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$3,900,000 - \$4,200,000  
**Median House Price**  
24/01/2024 - 23/01/2025: \$2,520,000

## Comparable Properties



**17 Trafalgar Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

5   4   3

**Price:** \$4,100,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx



**44 Urquhart St HAWTHORN 3122 (REI)**

Agent Comments

5   3   3

**Price:** \$3,920,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)



**7 Marlborough Av CAMBERWELL 3124 (REI)**

Agent Comments

4   2   3

**Price:** \$3,951,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511