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	3 Athelstan Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,500,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 31/12/2024 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	15 Goodwin St GLEN IRIS 3146	$2,330,000	28/11/2024
2	67 Glyndon Rd CAMBERWELL 3124	$2,435,000	23/11/2024
3	19 Cromwell St GLEN IRIS 3146	$2,218,000	23/09/2024

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: 14/02/2025 12:32

3 Athelstan Road, Camberwell Vic 3124

FLETCHERS



Property Type:
Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2024: $2,500,000

Comparable Properties



15 Goodwin St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,330,000
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments



67 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,435,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



19 Cromwell St GLEN IRIS 3146 (REI/VG)

3 1 1

Price: $2,218,000
Method: Sold Before Auction
Date: 23/09/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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