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	1/13 Derby Street, Camberwell Vic 3124

Indicative selling price

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

Single price $1,698,000

Median sale price

Median price $1,476,500 Property Type Townhouse Suburb Camberwell

Period - From 23/02/2024 to 22/02/2025 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	3/35 Bringa Av CAMBERWELL 3124	$1,600,000	20/02/2025
2	198a Prospect Hill Rd CANTERBURY 3126	$1,670,000	17/02/2025
3	2/27 Orange Gr CAMBERWELL 3124	$1,727,000	31/08/2024

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: 23/02/2025 10:30

1/13 Derby Street, Camberwell Vic 3124

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,698,000
Median Townhouse Price
23/02/2024 - 22/02/2025: $1,476,500

Comparable Properties



3/35 Bringa Av CAMBERWELL 3124 (REI)

3 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Townhouse (Res)

Agent Comments



198a Prospect Hill Rd CANTERBURY 3126 (REI)

3 1 3

Price: $1,670,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments



2/27 Orange Gr CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,727,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

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