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 Elaroo Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 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	241 Highfield Rd CAMBERWELL 3124	$2,800,000	16/12/2024
2	8 Gowar Av CAMBERWELL 3124	$2,760,000	09/12/2024
3	28 Carramar Av CAMBERWELL 3124	$2,851,000	21/09/2024

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: 12/02/2025 10:03

20 Elaroo Avenue, Camberwell Vic 3124



4 2 2

Property Type: House
Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending December 2024: $2,548,000

Comparable Properties

241 Highfield Rd CAMBERWELL 3124 (REI)

- - -

Agent Comments

Price: $2,800,000
Method:
Date: 16/12/2024
Property Type: House

8 Gowar Av CAMBERWELL 3124 (REI)

- - -

Agent Comments

Price: $2,760,000
Method:
Date: 09/12/2024
Property Type: House

28 Carramar Av CAMBERWELL 3124 (REI)

- - -

Agent Comments

Price: $2,851,000
Method:
Date: 21/09/2024
Property Type: House

Account - Marshall White | P: 03 9822 9999

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