

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 Finsbury Way, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$2,412,000 Property Type House Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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	34 Stanhope Gr CAMBERWELL 3124	\$3,600,000	16/11/2024
2	16 Rowell Av CAMBERWELL 3124	\$3,570,000	19/10/2024
3	8 Bringa Av CAMBERWELL 3124	\$3,520,000	18/10/2024

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:

20/12/2024 13:10



4 2 4

Rooms: 8

Property Type: House (Res)

Land Size: 780 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

September quarter 2024: \$2,412,000

Comparable Properties



34 Stanhope Gr CAMBERWELL 3124 (REI)

[Agent Comments](#)

4 2 4

Price: \$3,600,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 1036 sqm approx



16 Rowell Av CAMBERWELL 3124 (REI)

[Agent Comments](#)

4 2 3

Price: \$3,570,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 829 sqm approx



8 Bringa Av CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 2

Price: \$3,520,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: House (Res)

Land Size: 942 sqm approx

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