

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

4/576 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$818,000

Property Type

Unit

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	10/352 Auburn Rd HAWTHORN 3122	\$670,000	01/03/2025
2	9/16 Auburn Gr HAWTHORN EAST 3123	\$652,500	08/11/2024
3	2/1 Bellett St CAMBERWELL 3124	\$660,000	07/11/2024

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:

04/03/2025 13:46

4/576 Riversdale Road, Camberwell Vic 3124



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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

December quarter 2024: \$818,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



10/352 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$670,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment



9/16 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$652,500

Method: Sold Before Auction

Date: 08/11/2024

Property Type: Apartment



2/1 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Unit

Account - Jellis Craig | P: 98305966



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