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	10 Outlook Drive, Camberwell Vic 3124

Indicative selling price

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

Single price $2,150,000

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	6 Morey St CAMBERWELL 3124	$1,980,000	01/03/2025
2	55 Outlook Dr CAMBERWELL 3124	$1,950,000	07/12/2024
3	8 Lockhart St CAMBERWELL 3124	$2,200,000	12/10/2024

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: 11/03/2025 09:35

10 Outlook Drive, Camberwell Vic 3124

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000
Median House Price
December quarter 2024: $2,500,000

Comparable Properties



6 Morey St CAMBERWELL 3124 (REI)

4 1 3

Price: $1,980,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



55 Outlook Dr CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $1,950,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



8 Lockhart St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,200,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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