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	457 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,800,000 & $1,900,000

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	19 Callanish Rd CAMBERWELL 3124	$1,820,000	23/12/2024
2	42 Invermay Gr HAWTHORN EAST 3123	$1,955,000	22/12/2024
3	1/2 Hastings Rd HAWTHORN EAST 3123	$1,950,000	04/09/2024

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 12:49

457 Camberwell Road, Camberwell Vic 3124

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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
December quarter 2024: $2,500,000

Comparable Properties



19 Callanish Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,820,000
Method: Private Sale
Date: 23/12/2024
Property Type: House

Agent Comments



42 Invermay Gr HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,955,000
Method: Private Sale
Date: 22/12/2024
Property Type: House

Agent Comments



1/2 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 04/09/2024
Property Type: House
Land Size: 273 sqm approx

Agent Comments

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