

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

1 Acheron Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,530,000

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	3 Wilson Gr CAMBERWELL 3124	\$1,590,000	12/12/2024
2	7 Trumper St CAMBERWELL 3124	\$1,565,000	31/10/2024
3			

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:

24/03/2025 12:59



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Indicative Selling Price
\$1,530,000

Median House Price

Year ending December 2024: \$2,548,000



3 2 1

Property Type: House (Res)
Agent Comments

Comparable Properties



3 Wilson Gr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,590,000
Method: Auction Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 438 sqm approx



7 Trumper St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,565,000
Method: Auction Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 460 sqm approx

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.



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