

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

479 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	22 Iris Rd GLEN IRIS 3146	\$1,985,000	20/02/2025
2	95 Glen Iris Rd GLEN IRIS 3146	\$1,855,000	23/11/2024
3	22 Lockhart St CAMBERWELL 3124	\$1,750,000	14/09/2024

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:

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

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



Property Type:
Agent Comments

Comparable Properties



22 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,985,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: House (Res)
Land Size: 576 sqm approx



95 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,855,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 665 sqm approx



22 Lockhart St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 556 sqm approx

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



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