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<br>Including suburb and postcode | 22 Oxford Street, Camberwell Vic 3124 |

## Indicative selling price

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

Single price: $4,250,000

## 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 Hartwell Hill Rd CAMBERWELL 3124 | $3,950,000 | 18/11/2024 |
| 2 | | | |
| 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: 22/03/2025 14:38

# 22 Oxford Street, Camberwell Vic 3124



4 5 2

**Property Type:** House
**Land Size:** 760 sqm approx

Agent Comments

**Indicative Selling Price**
$4,250,000
**Median House Price**
Year ending December 2024: $2,548,000

## Comparable Properties



**22 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)**

5 4 4

**Price:** $3,950,000
**Method:** Private Sale
**Date:** 18/11/2024
**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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