

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

3/7 French Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

29/01/2024

to

28/01/2025

Source

Property Data

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	3/2-4 Kalang Rd CAMBERWELL 3124	\$1,300,000	19/12/2024
2	2/7 Church St BURWOOD 3125	\$1,100,000	23/11/2024
3	2/22 Nevis St CAMBERWELL 3124	\$1,175,000	02/11/2024

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:

29/01/2025 08:58



3 2 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
29/01/2024 - 28/01/2025: \$1,500,000

Comparable Properties



3/2-4 Kalang Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 19/12/2024

Property Type: Townhouse (Single)



2/7 Church St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Townhouse (Res)

Land Size: 303 sqm approx



2/22 Nevis St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 02/11/2024

Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511