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	203/439 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price	$875,000	Property Type	Unit	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	103/439 Camberwell Rd CAMBERWELL 3124	$1,255,000	13/11/2024
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: 02/04/2025 13:16

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Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
Year ending December 2024: $875,000

Property Type:

Agent Comments

Comparable Properties

103/439 Camberwell Rd CAMBERWELL 3124 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,255,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment

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.