

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

2/20 Doonkuna Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,485,500

Property Type

Townhouse

Suburb

Camberwell

Period - From

31/03/2024

to

30/03/2025

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	3/7 French St CAMBERWELL 3124	\$1,335,000	22/03/2025
2	3/38 Bringa Av CAMBERWELL 3124	\$1,590,000	10/11/2024
3	2/88 Summerhill Rd GLEN IRIS 3146	\$1,430,000	19/10/2024

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:

31/03/2025 09:14



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/7 French St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,335,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



3/38 Bringa Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,590,000

Method: Private Sale

Date: 10/11/2024

Property Type: Unit

2/88 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)