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	12 Glen Iris Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,490,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/03/2023 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	46 Glyndon Rd CAMBERWELL 3124	$2,580,000	20/03/2023
2	54 Celia St GLEN IRIS 3146	$2,540,000	15/04/2023
3	7 Courang Rd GLEN IRIS 3146	$2,500,000	03/12/2022

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: 11/05/2023 13:28

12 Glen Iris Road, Camberwell Vic 3124

shelter. Real Estate
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4 3 4

Rooms: 9
Property Type: House
Land Size: 785 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
March quarter 2023: $2,490,000

Agent Comments

In a revered family address, a magnificent parcel of some 785sqm presents an outstanding range of possibilities for this four-bedroom period home close to leading private schools and Camberwell Junction.

Comparable Properties



46 Glyndon Rd CAMBERWELL 3124 (REI)

5 3 2

Price: $2,580,000
Method: Sold Before Auction
Date: 20/03/2023
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



54 Celia St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,540,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



7 Courang Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,500,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

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