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	59 Brinsley Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,890,000 & $2,990,000

Median sale price

Median price $2,360,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 to 30/09/2023 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	32 Russell St CAMBERWELL 3124	$3,000,000	05/08/2023
2	4 Catherine St CANTERBURY 3126	$2,985,000	09/09/2023
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: 06/11/2023 13:45

59 Brinsley Road, Camberwell Vic 3124

shelter.
Real Estate
Tamsin Curcio
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5 3 2

Rooms: 9
Property Type: House
Land Size: 572 sqm approx

Indicative Selling Price
$2,890,000 - $2,990,000
Median House Price
September quarter 2023: $2,360,000

Agent Comments

Nestled behind an elegant picket fence and hedge, this exceptional double-fronted Victorian family home with a stunning façade and charming front garden seamlessly integrates contemporary living and entertainment spaces with its traditional front rooms

Comparable Properties



32 Russell St CAMBERWELL 3124 (REI)

4 2 1

Price: $3,000,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)

Agent Comments



4 Catherine St CANTERBURY 3126 (REI)

3 2 1

Price: $2,985,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 659 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.

REIV THE DIFFERENCE | propertydata.com.au

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