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	2/18 Allambee Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,548,000 Property Type House 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	3/35 Bringa Av CAMBERWELL 3124	$1,600,000	20/02/2025
2	3/38 Bringa Av CAMBERWELL 3124	$1,590,000	10/11/2024
3	2C Mabel St CAMBERWELL 3124	$1,570,000	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: 25/03/2025 07:21

2/18 Allambee Avenue, Camberwell Vic 3124

Richard Winneke
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0418 136 858
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3 2 2

Rooms: 5
Property Type: House
Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending December 2024: $2,548,000

Comparable Properties



3/35 Bringa Av CAMBERWELL 3124 (REI)

3 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Townhouse (Res)

Agent Comments



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

3 2 2

Price: $1,590,000
Method: Private Sale
Date: 10/11/2024
Property Type: Unit

Agent Comments

2C Mabel St CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,570,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

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