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	5/59-61 Athelstan Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	1/39 Donna Buang St CAMBERWELL 3124	$1,097,500	16/11/2024
2	2/848 Toorak Rd HAWTHORN EAST 3123	$1,026,000	14/02/2025
3	1/1 Kingsley St CAMBERWELL 3124	$1,004,000	15/03/2025

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: 19/03/2025 16:41

5/59-61 Athelstan Road, Camberwell Vic 3124

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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $2,548,000

Comparable Properties



1/39 Donna Buang St CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $1,097,500
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)

Agent Comments



2/848 Toorak Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,026,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Unit

Agent Comments



1/1 Kingsley St CAMBERWELL 3124 (REI)

2 1 1

Price: $1,004,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments

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