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	19 Immarna Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,517,500 Property Type House Suburb Camberwell

Period - From 03/05/2024 to 02/05/2025 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	12 Killarra Av CAMBERWELL 3124	$2,690,000	15/03/2025
2	10 Hazel St CAMBERWELL 3124	$2,650,000	15/03/2025
3	67 Glyndon Rd CAMBERWELL 3124	$2,435,000	23/11/2024

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: 03/05/2025 14:04

19 Immarna Road, Camberwell Vic 3124

David Macmillan
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3 1 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
03/05/2024 - 02/05/2025: $2,517,500

Comparable Properties



12 Killarra Av CAMBERWELL 3124 (REI)

3 2 4

Price: $2,690,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



10 Hazel St CAMBERWELL 3124 (REI)

3 2 2

Price: $2,650,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 634 sqm approx

Agent Comments



67 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,435,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

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