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	2/253 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $818,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2024 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	4/6 Yeovil Rd GLEN IRIS 3146	$998,000	18/12/2024
2	6/5 Hazel St CAMBERWELL 3124	$895,000	07/12/2024
3	2/87 Fakenham Rd ASHBURTON 3147	$930,000	28/11/2024

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: 04/03/2025 15:52

2/253 Highfield Road, Camberwell Vic 3124

Wendy Zhou
0420 824 677
wendy@heavyside.co



3 1 2

Property Type: Unit
Land Size: 229 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
December quarter 2024: $818,000

Comparable Properties



4/6 Yeovil Rd GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $998,000
Method: Private Sale
Date: 18/12/2024
Property Type: Unit

Agent Comments



6/5 Hazel St CAMBERWELL 3124 (REI)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Land Size: 144 sqm approx

Agent Comments



2/87 Fakenham Rd ASHBURTON 3147 (REI)

3 1 1

Price: $930,000
Method: Private Sale
Date: 28/11/2024
Property Type: Unit

Agent Comments

Account - Heavyside

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