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	69 GLYNDON ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,000,000	&	$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,589,500	Property type	House	Suburb	Camberwell
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
1264 TOORAK ROAD CAMBERWELL VIC 3124	$1,930,000	05-Apr-25
4 EAST COURT CAMBERWELL VIC 3124	$2,100,000	19-Jan-25
144 THROUGH ROAD CAMBERWELL VIC 3124	$2,110,000	07-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2025

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1264 TOORAK ROAD CAMBERWELL VIC 3124

5 3 1

Sold Price RS $1,930,000 Sold Date 05-Apr-25

Distance 1.14km



4 EAST COURT CAMBERWELL VIC 3124

4 2 1

Sold Price $2,100,000 Sold Date 19-Jan-25

Distance 1.46km



144 THROUGH ROAD CAMBERWELL VIC 3124

3 1 2

Sold Price $2,110,000 Sold Date 07-Dec-24

Distance 1.31km

RS = Recent sale **UN** = Undisclosed Sale

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