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	4/30 Nevis Street, Camberwell Vic 3124

Indicative selling price

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

Range between $860,000 & $900,000

Median sale price

Median price $818,000 Property Type Unit Suburb Camberwell

Period - From 11/06/2024 to 10/06/2025 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	3/4 Spencer Rd CAMBERWELL 3124	$862,000	26/02/2025
2	3/8 Jervis St CAMBERWELL 3124	$860,000	15/02/2025
3	3/2-4 Georgina Pde CAMBERWELL 3124	$878,000	15/02/2025

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: 11/06/2025 16:52

HODGES



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$860,000 - $900,000
Median Unit Price
11/06/2024 - 10/06/2025: $818,000

Comparable Properties



3/4 Spencer Rd CAMBERWELL 3124 (REI/VG)

2 1 2

Agent Comments

Price: $862,000
Method: Private Sale
Date: 26/02/2025
Property Type: Unit

3/8 Jervis St CAMBERWELL 3124 (VG)

2 - -

Agent Comments

Price: $860,000
Method: Sale
Date: 15/02/2025
Property Type: Flat/Unit/Apartment (Res)



3/2-4 Georgina Pde CAMBERWELL 3124 (REI)

3 2 1

Agent Comments

Price: $878,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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