

# 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

29 Avenue Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$2,665,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2025

to

31/03/2025

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	18 Avenue Rd CAMBERWELL 3124	\$1,515,000	07/03/2025
2	73 Maling Rd CANTERBURY 3126	\$1,450,000	16/04/2025
3	58 Auburn Pde HAWTHORN EAST 3123	\$1,270,000	29/03/2025

**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:

02/06/2025 18:00

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2025: \$2,665,000



2   1   1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 406 sqm approx

[Agent Comments](#)

## Comparable Properties



**18 Avenue Rd CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

3   2   1

**Price:** \$1,515,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** House

**Land Size:** 241 sqm approx



**73 Maling Rd CANTERBURY 3126 (REI/VG)**

[Agent Comments](#)

3   2   3

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 16/04/2025

**Property Type:** House

**Land Size:** 389 sqm approx



**58 Auburn Pde HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)