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

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

29 Avenue Road, Camberwell Vic 3124



2 1 1

Property Type: House
Land Size: 406 sqm approx

Agent Comments

Campbell Ward
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Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
March quarter 2025: $2,665,000

Comparable Properties



18 Avenue Rd CAMBERWELL 3124 (REI/VG)

3 2 1

Price: $1,515,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 241 sqm approx

Agent Comments



73 Maling Rd CANTERBURY 3126 (REI/VG)

3 2 3

Price: $1,450,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 389 sqm approx

Agent Comments



58 Auburn Pde HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,270,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

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