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	44 Through Road, Camberwell VIC 3124

Indicative selling price

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

Range between $2,800,000 & $2,900,000

Median sale price

Median price $2,577,500 Property Type House Suburb Camberwell

Period - From 10/01/2025 to 10/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26 Through Road Camberwell VIC 3124	$2,530,666	19/02/2025
142A Wattle Valley Road Camberwell VIC 3124	$2,900,000	31/05/2025
3 Hartwell Hill Road Camberwell VIC 3124	$2,762,000	24/05/2025

This Statement of Information was prepared on: 11/06/2025