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<br>Including suburb and postcode | 2/17 Glencairn Avenue, Camberwell Vic 3124 |

## Indicative selling price

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

Single price: $970,000

## Median sale price

Median price: $915,000 Property Type: Unit Suburb: Camberwell

Period - From: 01/04/2025 to: 30/06/2025 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 | 27 Bertram St GLEN IRIS 3146 | $970,000 | 01/08/2025 |
| 2 | 4/1 Glencairn Av CAMBERWELL 3124 | $936,000 | 01/07/2025 |
| 3 | 1/5 Glencairn Av CAMBERWELL 3124 | $981,000 | 22/03/2025 |

**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: 30/08/2025 18:01

# 17 Glencairn Avenue, Camberwell Vic 3124

Liam Burke
03 9818 1888
0457 567 990
liam.burke@belleproperty.com



2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$970,000
**Median Unit Price**
June quarter 2025: $915,000

## Comparable Properties



**27 Bertram St GLEN IRIS 3146 (REI)**

2 1 2

**Price:** $970,000
**Method:** Sold Before Auction
**Date:** 01/08/2025
**Property Type:** House

Agent Comments



**4/1 Glencairn Av CAMBERWELL 3124 (REI)**

2 1 1

**Price:** $936,000
**Method:** Private Sale
**Date:** 01/07/2025
**Property Type:** House
**Land Size:** 216 sqm approx

Agent Comments



**1/5 Glencairn Av CAMBERWELL 3124 (REI/VG)**

2 1 2

**Price:** $981,000
**Method:** Auction Sale
**Date:** 22/03/2025
**Property Type:** House (Res)

Agent Comments

**Account** - Belle Property Glen Iris | P: 03 98181888

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