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	4/595 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $867,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 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	10/349 Riversdale Rd HAWTHORN EAST 3123	$850,000	14/07/2025
2	102/402 Riversdale Rd HAWTHORN EAST 3123	$787,500	13/06/2025
3	2/6 Brynmawr Rd CAMBERWELL 3124	$900,000	07/06/2025

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: 26/08/2025 11:36

4/595 Burke Road, Camberwell Vic 3124

JellisCraig



2 2 2

Rooms: 5
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
Year ending June 2025: $867,500

Comparable Properties



10/349 Riversdale Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $850,000
Method: Sale
Date: 14/07/2025
Property Type: Retirement Village Individual Flat/Unit

Agent Comments



102/402 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

2 2 1

Price: $787,500
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

Agent Comments



2/6 Brynmawr Rd CAMBERWELL 3124 (REI)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

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