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: 3/571 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $780,000 & $850,000

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	1/2 Dryden St CANTERBURY 3126	$849,000	06/09/2025
2	6/14 Clifton Rd HAWTHORN EAST 3123	$821,000	14/08/2025
3	2/451 Camberwell Rd CAMBERWELL 3124	$855,000	14/06/2025

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: 08/09/2025 12:16

3/571 Camberwell Road, Camberwell Vic 3124

JellisCraig

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
June quarter 2025: $915,000

Comparable Properties



1/2 Dryden St CANTERBURY 3126 (REI)

2 1 1

Price: $849,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit
Land Size: 124 sqm approx

Agent Comments



6/14 Clifton Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $821,000
Method: Sold Before Auction
Date: 14/08/2025
Property Type: Unit
Land Size: 78 sqm approx

Agent Comments



2/451 Camberwell Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $855,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Villa

Agent Comments

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