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 | 2/455 Camberwell Road, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $1,417,000 Property Type Townhouse Suburb Camberwell

Period - From 27/08/2024 to 26/08/2025 Source Property Data

## 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 | 31 Rix St GLEN IRIS 3146 | $1,470,000 | 04/06/2025 |
| 2 | 73 Maling Rd CANTERBURY 3126 | $1,450,000 | 16/04/2025 |
| 3 | 1a Hastings Rd HAWTHORN EAST 3123 | $1,420,000 | 26/03/2025 |

**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: 27/08/2025 10:54

# 2/455 Camberwell Road, Camberwell Vic 3124

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



3 2 2

**Rooms:** 4
**Property Type:** Unit
**Land Size:** 266 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median Townhouse Price**
27/08/2024 - 26/08/2025: $1,417,000

## Comparable Properties



**31 Rix St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** $1,470,000
**Method:** Private Sale
**Date:** 04/06/2025
**Property Type:** House

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



**1a Hastings Rd HAWTHORN EAST 3123 (REI/VG)**

2 1 1

**Price:** $1,420,000
**Method:** Private Sale
**Date:** 26/03/2025
**Property Type:** House (Res)
**Land Size:** 282 sqm approx

Agent Comments

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

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