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	303/828 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Single price $995,000

Median sale price

Median price $895,000 Property Type Unit Suburb Camberwell

Period - From 10/11/2024 to 09/11/2025 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	604/9 Porter St HAWTHORN EAST 3123	$1,055,000	17/10/2025
2	107/368 Auburn Rd HAWTHORN 3122	$992,000	23/10/2025
3	309/55 Camberwell Rd HAWTHORN EAST 3123	$850,000	11/08/2025

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: 10/11/2025 16:52

303/828 Burke Road, Camberwell Vic 3124

JellisCraig

Campbell Ward
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0402 124 939
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$995,000
Median Unit Price
10/11/2024 - 09/11/2025: $895,000

Please note the property was last sold in 2016 for $1,015,000. Furthermore, the last sale on level 3 is #302 which sold for $1,250,000.

Comparable Properties



604/9 Porter St HAWTHORN EAST 3123 (REI)

2 2 1

Price: $1,055,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments



107/368 Auburn Rd HAWTHORN 3122 (REI)

2 2 1

Price: $992,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



309/55 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

2 2 1

Price: $850,000
Method: Private Sale
Date: 11/08/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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