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	506/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between $360,000 & $390,000

Median sale price

Median price $850,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2024 to 30/09/2025 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	109/8 Montrose St HAWTHORN EAST 3123	$390,000	31/07/2025
2	103/20 Camberwell Rd HAWTHORN EAST 3123	$380,000	25/07/2025
3	206/771-773 Toorak Rd HAWTHORN EAST 3123	$383,000	28/05/2025

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: 22/10/2025 09:53

506/347 Camberwell Road, Camberwell Vic 3124

RT Edgar



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
Year ending September 2025: $850,000

Comparable Properties

109/8 Montrose St HAWTHORN EAST 3123 (VG)

1 - -

Agent Comments

Price: $390,000
Method: Sale
Date: 31/07/2025
Property Type: Strata Unit/Flat



103/20 Camberwell Rd HAWTHORN EAST 3123 (VG)

1 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 25/07/2025
Property Type: Strata Unit/Flat



206/771-773 Toorak Rd HAWTHORN EAST 3123 (REI)

1 1 1

Agent Comments

Price: $383,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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