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	8a Grace Street, Camberwell Vic 3124

Indicative selling price

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

Range between $3,950,000 & $4,250,000

Median sale price

Median price $2,590,000 Property Type House 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	67 Leura Gr HAWTHORN EAST 3123	$4,285,000	09/11/2025
2	34 Seymour Gr CAMBERWELL 3124	$4,125,000	17/10/2025
3	3 Love St CAMBERWELL 3124	$4,100,000	24/09/2025

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: 09/12/2025 17:28

8a Grace Street, Camberwell Vic 3124

Nick Ptak
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Property Type:
Agent Comments

Indicative Selling Price
$3,950,000 - $4,250,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



67 Leura Gr HAWTHORN EAST 3123 (REI)

4 3 2

Price: $4,285,000
Method: Sold Before Auction
Date: 09/11/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



34 Seymour Gr CAMBERWELL 3124 (REI)

5 4 2

Price: $4,125,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments



3 Love St CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $4,100,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 661 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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