

## 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

4-bedrooms, 3-bathrooms, double car garage one month from completion  
townhouse CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

2/211 HIGHFIELD ROAD CAMBERWELL VIC 3124	\$1,420,000	25-May-24
3/17 HOLLSMOOR ROAD CAMBERWELL VIC 3124	\$1,455,000	02-Dec-23
3/54-56 FORDHAM AVENUE CAMBERWELL VIC 3124	\$1,456,000	21-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 07 November 2024



**2/211 HIGHFIELD ROAD  
CAMBERWELL VIC 3124**

4 2 2

Sold Price **\$1,420,000** Sold Date **25-May-24**

Distance **1.07km**

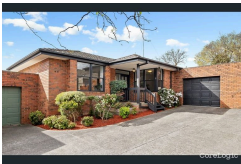


**3/17 HOLLSMOOR ROAD  
CAMBERWELL VIC 3124**

3 2 2

Sold Price **\$1,455,000** Sold Date **02-Dec-23**

Distance **0.3km**



**3/54-56 FORDHAM AVENUE  
CAMBERWELL VIC 3124**

3 2 2

Sold Price **\$1,456,000** Sold Date **21-Oct-23**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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