Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	506 Burke Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,350,000 &	\$2,500,000
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Median sale price

Median price	\$2,665,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/01/2025	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	635 Burke Rd CAMBERWELL 3124	\$2,575,000	01/03/2025
2	431 Camberwell Rd CAMBERWELL 3124	\$2,350,000	25/12/2024
3	11 Marlborough Av CAMBERWELL 3124	\$2,548,000	30/11/2024

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:	07/04/2025 10:43



Date of sale

RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,350,000 - \$2,500,000 **Median House Price** March quarter 2025: \$2,665,000





Property Type: House Land Size: 836 sqm approx

Agent Comments

Comparable Properties



635 Burke Rd CAMBERWELL 3124 (REI)

Price: \$2,575,000 Method: Auction Sale Date: 01/03/2025 Property Type: House Land Size: 836 sqm approx **Agent Comments**



431 Camberwell Rd CAMBERWELL 3124 (REI)



Agent Comments

Price: \$2,350,000 Method: Private Sale Date: 25/12/2024 Property Type: House Land Size: 920 sqm approx

11 Marlborough Av CAMBERWELL 3124 (REI/VG)



Agent Comments



Price: \$2,548,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 715 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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