

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

1/8a Westbourne Grove, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,700,000

&

\$2,970,000

Median sale price

Median price

\$2,555,500

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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
1/172 Prospect Hill Rd CANTERBURY 3126	\$3,000,000	27/02/2024
3/7 Allambee Av CAMBERWELL 3124	\$2,820,000	16/11/2023
23a Acheron Av CAMBERWELL 3124	\$2,795,000	09/09/2023

This Statement of Information was prepared on:

07/03/2024



Property Type:
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
December quarter 2023: \$2,555,500

Comparable Properties



1/172 Prospect Hill Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$3,000,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Single)
Land Size: 450 sqm approx



3/7 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,820,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Townhouse (Res)



23a Acheron Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,795,000
Method: Private Sale
Date: 09/09/2023
Property Type: Townhouse (Single)
Land Size: 434 sqm approx

Account - Marshall White | P: 03 9822 9999