

# 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

2/27 High Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$818,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2024 to 31/12/2024 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	9/374 Auburn Rd HAWTHORN 3122	\$800,000	30/11/2024
2	1/22 Allambee Av CAMBERWELL 3124	\$818,000	12/10/2024
3	3/16 Belmont Av GLEN IRIS 3146	\$770,000	06/09/2024

**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:

12/02/2025 09:08



2   1   2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

December quarter 2024: \$818,000

## Comparable Properties



**9/374 Auburn Rd HAWTHORN 3122 (REI/VG)**

2   1   1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Apartment

Agent Comments

Villa Unit, 1.68km from subject property, 2 x bed, 1 x bath



**1/22 Allambee Av CAMBERWELL 3124 (REI/VG)**

2   1   2

**Price:** \$818,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** Unit

**Land Size:** 87 sqm approx

Agent Comments

Villa unit, 2 x car parks, 1.91km from subject property,



**3/16 Belmont Av GLEN IRIS 3146 (REI/VG)**

2   1   1

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 06/09/2024

**Property Type:** Unit

Agent Comments

Glen Iris location, 1.77km from subject property, unrenovated kitchen, 1 x car