

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 303/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

Median price \$889,500 Property Type Unit Suburb Camberwell

Period - From 01/07/2024 to 30/09/2024 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 | 404/138 Camberwell Rd HAWTHORN EAST 3123 | \$400,000 | 31/12/2024 |
| 2 | 311/480 Riversdale Rd HAWTHORN EAST 3123 | \$380,000 | 04/12/2024 |
| 3 | 105/565 Camberwell Rd CAMBERWELL 3124 | \$390,000 | 13/09/2024 |

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: 07/01/2025 09:07



Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$395,000 - \$420,000

Median Unit Price

September quarter 2024: \$889,500

Comparable Properties



404/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

[Agent Comments](#)



Price: \$400,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



311/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)



Price: \$380,000

Method: Private Sale

Date: 04/12/2024

Property Type: Apartment



105/565 Camberwell Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)



Price: \$390,000

Method: Private Sale

Date: 13/09/2024

Property Type: Apartment

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