

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

37 Alma Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,412,000 Property Type House 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	22 Violet Gr HAWTHORN 3122	\$2,490,000	17/08/2024
2	6 Sunhill Rd GLEN IRIS 3146	\$2,420,000	22/06/2024
3	20 Broomfield Rd HAWTHORN EAST 3123	\$2,450,000	21/06/2024

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:

13/11/2024 13:24



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Property Type: House
Land Size: 505 sqm approx

Agent Comments

2 living rooms, formal sitting with fire place, separate dining room/ home office, off street parking for 1 car or 2 small cars

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

September quarter 2024: \$2,412,000

Comparable Properties



22 Violet Gr HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$2,490,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 514 sqm approx



6 Sunhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$2,420,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 603 sqm approx



20 Broomfield Rd HAWTHORN EAST 3123 (VG)

Agent Comments

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Price: \$2,450,000
Method: Sale
Date: 21/06/2024
Property Type: House (Res)
Land Size: 491 sqm approx

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



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