

# 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

156 Highfield 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 \$3,900,000

&

\$4,100,000

### 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	9 Marden St CANTERBURY 3126	\$4,000,000	24/10/2024
2	77 Highfield Rd CANTERBURY 3126	\$4,120,000	16/08/2024
3			

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:

14/12/2024 17:54



5 3 2

**Property Type:** House  
**Land Size:** 734 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,900,000 - \$4,100,000  
**Median House Price**  
 September quarter 2024: \$2,412,000

## Comparable Properties



**9 Marden St CANTERBURY 3126 (REI)**

Agent Comments

4 2 2

**Price:** \$4,000,000  
**Method:** Auction Sale  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**77 Highfield Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

5 4 4

**Price:** \$4,120,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2024  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx

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.

**Account - Harcourts Vermont South | P: 03 98861008**