

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

1/56 ATHELSTAN ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

3/37 GLENCAIRN AVENUE CAMBERWELL VIC 3124	\$2,238,000	07-Jul-24
2/20 CORNELL STREET CAMBERWELL VIC 3124	\$1,800,000	13-Oct-24
1/27 REGENT STREET CAMBERWELL VIC 3124	\$1,850,000	20-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 12 April 2025



**3/37 GLENCAIRN AVENUE
CAMBERWELL VIC 3124**

 4  3  2

Sold Price **\$2,238,000** Sold Date **07-Jul-24**

Distance **1.55km**



**2/20 CORNELL STREET
CAMBERWELL VIC 3124**

 4  3  2

Sold Price **\$1,800,000** Sold Date **13-Oct-24**

Distance **2.39km**



**1/27 REGENT STREET
CAMBERWELL VIC 3124**

 4  3  2

Sold Price **\$1,850,000** Sold Date **20-Sep-24**

Distance **2.59km**

RS = Recent sale

UN = Undisclosed Sale

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