

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

26a Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,665,000

Property Type

House

Suburb

Camberwell

Period - From

01/04/2022

to

31/03/2023

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	5 Smith Rd CAMBERWELL 3124	\$2,908,888	11/03/2023
2	5 Middle Rd CAMBERWELL 3124	\$2,780,000	03/12/2022
3	20 Canterbury Rd CAMBERWELL 3124	\$2,500,000	19/11/2022

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:

27/04/2023 08:20

26a Prospect Hill Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co

Indicative Selling Price
\$2,500,000 - \$2,750,000

Median House Price

Year ending March 2023: \$2,665,000



 4  2  2

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



5 Smith Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$2,908,888

Method: Sold Before Auction

Date: 11/03/2023

Property Type: House (Res)

Land Size: 739 sqm approx



5 Middle Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,780,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 680 sqm approx



20 Canterbury Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,500,000

Method: Private Sale

Date: 19/11/2022

Property Type: House

Land Size: 756 sqm approx

Account - Heavyside



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