

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 18A Merton Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,490,000 & \$1,600,000

Median sale price

Median price \$2,520,000 Property Type House Suburb Camberwell

Period - From 26/02/2024 to 25/02/2025 Source Property Data

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 | 3/35 Bringa Av CAMBERWELL 3124 | \$1,600,000 | 20/02/2025 |
| 2 | 3/38 Bringa Av CAMBERWELL 3124 | \$1,590,000 | 10/11/2024 |
| 3 | 2/14 French St CAMBERWELL 3124 | \$1,520,000 | 02/09/2024 |

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: 26/02/2025 09:48

18A Merton Street, Camberwell Vic 3124



3 2 2

Property Type: Townhouse (Res)
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,600,000
Median House Price
26/02/2024 - 25/02/2025: \$2,520,000

Comparable Properties



3/35 Bringa Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Townhouse (Res)



3/38 Bringa Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,590,000
Method: Private Sale
Date: 10/11/2024
Property Type: Unit



2/14 French St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,520,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 473 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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