

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

2/27 High Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$818,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2024

to 31/12/2024

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	6/11 Eddy St CAMBERWELL 3124	\$710,000	27/02/2025
2	3/25 Mowbray St HAWTHORN EAST 3123	\$750,000	22/02/2025
3	21/6 Creswick St GLEN IRIS 3146	\$720,000	13/02/2025

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:

06/03/2025 10:48



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2024: \$818,000

Comparable Properties



6/11 Eddy St CAMBERWELL 3124 (REI)

2 1 1

Price: \$710,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Unit

Agent Comments

2 x bedroom, villa unit, 1.44km from subject property



3/25 Mowbray St HAWTHORN EAST 3123 (REI)

1 1 1

Price: \$750,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Villa

Agent Comments

Villa unit, 2 x bed, 1 x bath, 0.34km from subject property



21/6 Creswick St GLEN IRIS 3146 (REI)

2 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: Unit

Agent Comments

2 x bed, 1 x bath, villa unit, 1.53km from subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140