

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 52 Ellsworth Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 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	5a Royal La SURREY HILLS 3127	\$1,395,000	15/02/2025
2	2/51-53 Glen Iris Rd GLEN IRIS 3146	\$1,470,000	26/11/2024
3	82 Ellsworth Cr CAMBERWELL 3124	\$1,310,000	14/09/2024

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: 21/02/2025 18:08

Colby Maddocks
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3 2 2

Property Type: Townhouse (Res)

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2024: \$2,548,000

Comparable Properties



5a Royal La SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)



2/51-53 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,470,000

Method: Sold Before Auction

Date: 26/11/2024

Property Type: Townhouse (Res)



82 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 185 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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