

# 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

54 Outlook Drive, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,500,000 Property Type House 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	19 Callanish Rd CAMBERWELL 3124	\$1,820,000	23/12/2024
2	3 Wilson Gr CAMBERWELL 3124	\$1,590,000	12/12/2024
3	2a Braeside Av CAMBERWELL 3124	\$1,620,000	13/11/2024

**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:

03/02/2025 14:13



 3  2  2

**Property Type:** House (Res)

**Land Size:** 351 sqm approx

**Agent Comments**

Large home office/ workshop plus storage to the rear of double garage. Updated kitchen and bathrooms. Two living areas plus dining.

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

December quarter 2024: \$2,500,000

## Comparable Properties



**19 Callanish Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,820,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** House



**3 Wilson Gr CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 3  1  1

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 12/12/2024

**Property Type:** House (Res)

**Land Size:** 438 sqm approx



**2a Braeside Av CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,620,000

**Method:** Sold Before Auction

**Date:** 13/11/2024

**Property Type:** House (Res)

Account - RT Edgar | P: 03 9826 1000



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