

# 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

4/106 Warrigal Road, Camberwell Vic 3124

### Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

### Median sale price

Median price

\$953,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2024

to

31/03/2024

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	3/106 Warrigal Rd CAMBERWELL 3124	\$950,000	13/06/2024
2	1/14 Highbury Rd BURWOOD 3125	\$985,000	18/05/2024
3			

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:

27/06/2024 14:27



Property Type:  
Agent Comments

Indicative Selling Price  
\$950,000 - \$1,000,000  
Median Unit Price  
March quarter 2024: \$953,000

## Comparable Properties



3/106 Warrigal Rd CAMBERWELL 3124 (REI)



Agent Comments  
Same block, smaller proportions

Price: \$950,000  
Method:  
Date: 13/06/2024  
Property Type: Townhouse (Single)



1/14 Highbury Rd BURWOOD 3125 (REI)



Agent Comments  
Only 2 on the block, no active body corporate, more land on title

Price: \$985,000  
Method: Auction Sale  
Date: 18/05/2024  
Property Type: House (Res)

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.