

# 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

10 Hazel Street, 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 \$2,300,000 & \$2,500,000

### 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	46 Lynden St CAMBERWELL 3124	\$2,221,000	19/10/2024
2	190 Wattle Valley Rd CAMBERWELL 3124	\$2,412,000	24/09/2024
3	42 Flowerdale Rd GLEN IRIS 3146	\$2,545,000	10/09/2024

**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:

03/02/2025 09:05



 3   
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  2

**Property Type:** House  
**Land Size:** 634 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 Year ending December 2024: \$2,548,000

## Comparable Properties



46 Lynden St CAMBERWELL 3124 (REI)

Agent Comments

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**Price:** \$2,221,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx



190 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 3   
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**Price:** \$2,412,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



42 Flowerdale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3   
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**Price:** \$2,545,000  
**Method:** Sold Before Auction  
**Date:** 10/09/2024  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

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