

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

Single price

\$1,650,000

Median sale price

Median price

\$1,485,500

Property Type

Townhouse

Suburb

Camberwell

Period - From

29/03/2024

to

28/03/2025

Source

Property Data

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	2a Braeside Av CAMBERWELL 3124	\$1,620,000	13/11/2024
2			
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:

29/03/2025 11:31



3 2 2

Property Type: Townhouse (Res)
Land Size: 351 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000
Median Townhouse Price
29/03/2024 - 28/03/2025: \$1,485,500

Comparable Properties



2a Braeside Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,620,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 410 sqm approx

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.