

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 East Court, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,412,000

Property Type House

Suburb Camberwell

Period - From 01/07/2024

to 30/09/2024

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	6 Granville St CAMBERWELL 3124	\$2,350,000	21/12/2024
2	55 Outlook Dr CAMBERWELL 3124	\$1,950,000	07/12/2024
3	8 Lockhart St CAMBERWELL 3124	\$2,200,000	12/10/2024

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:

06/01/2025 11:24

4 East Court, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  2

Property Type: House (Res)
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
September quarter 2024: \$2,412,000

Comparable Properties



6 Granville St CAMBERWELL 3124 (REI)

[Agent Comments](#)

 4  3  2

Price: \$2,350,000
Method: Auction Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 663 sqm approx



55 Outlook Dr CAMBERWELL 3124 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,950,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 661 sqm approx



8 Lockhart St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,200,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Account - Heavyside



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