

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

3/1 WEBSTER STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

2/1 WEBSTER STREET CAMBERWELL VIC 3124	\$1,395,000	05-Dec-24
1/54 ESSEX ROAD SURREY HILLS VIC 3127	\$1,285,000	06-Nov-24
1033 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,288,000	29-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 07 February 2025



**2/1 WEBSTER STREET
CAMBERWELL VIC 3124**

3 2 2

Sold Price **\$1,395,000** Sold Date **05-Dec-24**

Distance **0.01km**



**1/54 ESSEX ROAD SURREY HILLS
VIC 3127**

3 2 2

Sold Price ^{RS} **\$1,285,000** Sold Date **06-Nov-24**

Distance **0.48km**



**1033 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

3 1 2

Sold Price ^{RS} **\$1,288,000** ^{UN} Sold Date **29-Oct-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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