

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

161a Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,555,500

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

to

31/12/2023

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	2/27 Maling Rd CANTERBURY 3126	\$1,660,000	02/12/2023
2	1/2 Tyne St CAMBERWELL 3124	\$1,588,000	09/12/2023
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:

26/02/2024 12:22



3 2 2

Property Type: House
Land Size: 408 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2023: \$2,555,500

Comparable Properties



2/27 Maling Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 3

Price: \$1,660,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



1/2 Tyne St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,588,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (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.

Account - RT Edgar | P: 03 9826 1000