

# 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 \$2,500,000 & \$2,650,000

### Median sale price

Median price \$2,580,000 Property Type House Suburb Camberwell

Period - From 19/02/2024 to 18/02/2025 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	8 Gowar Av CAMBERWELL 3124	\$2,760,000	09/12/2024
2	7 Crown Av CAMBERWELL 3124	\$2,690,000	30/11/2024
3	110 Great Valley Rd GLEN IRIS 3146	\$2,500,000	26/10/2024

**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: 19/02/2025 16:14



3   2   2

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

**Indicative Selling Price**  
\$2,500,000 - \$2,650,000  
**Median House Price**  
19/02/2024 - 18/02/2025: \$2,580,000

## Comparable Properties



**8 Gowar Av CAMBERWELL 3124 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,760,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** House  
**Land Size:** 723 sqm approx



**7 Crown Av CAMBERWELL 3124 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,690,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx



**110 Great Valley Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222