

# 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

17/828 Burke Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$635,000

### Median sale price

Median price

\$667,017

Property Type

Unit

Suburb

Camberwell

Period - From

23/09/2023

to

22/09/2024

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	217/828 Burke Rd CAMBERWELL 3124	\$805,000	16/09/2024
2	117/828 Burke Rd CAMBERWELL 3124	\$718,500	06/08/2024
3	203/828 Burke Rd CAMBERWELL 3124	\$630,000	13/06/2024

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:

23/09/2024 10:59

17/828 Burke Road, Camberwell Vic 3124

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



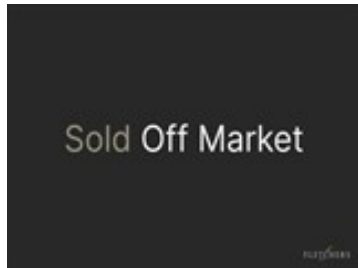
🛏 2 🚿 1 🚗 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$635,000

**Median Unit Price**  
23/09/2023 - 22/09/2024: \$667,017

## Comparable Properties



217/828 Burke Rd CAMBERWELL 3124 (REI)

**Agent Comments**

🛏 2 🚿 1 🚗 1

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** Apartment



117/828 Burke Rd CAMBERWELL 3124  
(REI/VG)

**Agent Comments**

🛏 2 🚿 2 🚗 1

**Price:** \$718,500  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** Unit



203/828 Burke Rd CAMBERWELL 3124  
(REI/VG)

**Agent Comments**

🛏 2 🚿 2 🚗 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 13/06/2024  
**Property Type:** Apartment

**Account - Heavyside**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.