

# 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

3/4 George 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)

Single price

\$1,400,000

### Median sale price

Median price

\$2,580,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

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	82 Ellsworth Cr CAMBERWELL 3124	\$1,310,000	14/09/2024
2	1/2 Victor Rd GLEN IRIS 3146	\$1,388,000	10/08/2024
3	33 Ellsworth Cr CAMBERWELL 3124	\$1,385,000	22/06/2024

**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:

21/12/2024 11:52

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**Indicative Selling Price**

\$1,400,000

**Median House Price**

Year ending September 2024: \$2,580,000



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**82 Ellsworth Cr CAMBERWELL 3124 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 185 sqm approx



**1/2 Victor Rd GLEN IRIS 3146 (REI)**

Agent Comments

 3  2  -

**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)



**33 Ellsworth Cr CAMBERWELL 3124 (REI/VG)**

Agent Comments

 3  3  2

**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** House (Res)

**Land Size:** 136 sqm approx

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