

# 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 3/34 Donna Buang 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 31/12/2024 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	132a Glen Iris Rd GLEN IRIS 3146	\$1,820,000	03/12/2024
2	14 Ellsworth Cr CAMBERWELL 3124	\$1,900,000	29/08/2024
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: 18/02/2025 15:20

34 Donna Buang Street, Camberwell Vic 3124



 4  3  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2024: \$2,500,000

## Comparable Properties



**132a Glen Iris Rd GLEN IRIS 3146 (REI)**

Agent Comments

 4  2  3

**Price:** \$1,820,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** House

**Land Size:** 365 sqm approx

**14 Ellsworth Cr CAMBERWELL 3124 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,900,000

**Method:** Sale

**Date:** 29/08/2024

**Property Type:** House - Attached House N.E.C.

**Land Size:** 280 sqm approx

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 - Heavyside



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