

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

452 BURKE RD, CAMBERWELL, VIC 3124

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$2,410,500 Property type House Suburb CAMBERWELL

Period -
From 01 January 2023 to 31 December 2023 Source Price Finder

Comparable property sales

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 |
|--|-------------|--------------|
| 22 MIAMI ST, HAWTHORN EAST, VIC 3123 | \$2,418,000 | 21/10/2023 |
| 18 ROSSLYN ST, HAWTHORN EAST, VIC 3123 | \$2,277,000 | 09/09/2023 |
| 9 LESLIE ST, HAWTHORN, VIC 3122 | \$2,206,000 | 28/08/2023 |

This Statement of Information was prepared on: 12/01/2024