

# 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

509 Camberwell Road, 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

\$1,175,000

&

\$1,275,000

### Median sale price

Median price

\$2,548,000

Property Type

House

Suburb

Camberwell

Period - From

10/08/2024

to

09/02/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Lithgow St, Glen Iris Vic	\$1,255,000	09/09/2024
82 Ellsworth Cr, Camberwell Vic	\$1,310,000	14/09/2024
7 Hope St, Camberwell Vic	\$1,275,000	20/12/2024

This Statement of Information was prepared on:

10/02/2025