

## 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

1/29 GLENCAIRN AVENUE CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 54 OUTLOOK DRIVE CAMBERWELL VIC 3124         | \$1,650,000 | 22-Apr-25 |
| 1/172 WATTLE VALLEY ROAD CAMBERWELL VIC 3124 | \$1,885,000 | 21-Jun-25 |
| 6/136 THROUGH ROAD CAMBERWELL VIC 3124       | \$1,390,000 | 24-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 13 October 2025


**54 OUTLOOK DRIVE  
CAMBERWELL VIC 3124**

 3
  2
  2

Sold Price **\$1,650,000** Sold Date **22-Apr-25**

Distance **0.99km**


**1/172 WATTLE VALLEY ROAD  
CAMBERWELL VIC 3124**

 3
  2
  3

Sold Price <sup>RS</sup> **\$1,885,000** <sup>UN</sup> Sold Date **21-Jun-25**

Distance **0.42km**


**6/136 THROUGH ROAD  
CAMBERWELL VIC 3124**

 3
  2
  2

Sold Price **\$1,390,000** Sold Date **24-May-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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