

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

123/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/10/2024

to

30/09/2025

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	105/1011 Toorak Rd CAMBERWELL 3124	\$373,500	22/08/2025
2	108/8 Montrose St HAWTHORN EAST 3123	\$365,000	01/08/2025
3	206/771-773 Toorak Rd HAWTHORN EAST 3123	\$383,000	28/05/2025

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:

15/10/2025 15:55

123/347 Camberwell Road, Camberwell Vic 3124

BigginScott

Claudio Perruzza

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Indicative Selling Price

\$389,000

Median Unit Price

Year ending September 2025: \$850,000



Property Type:

Agent Comments

Comparable Properties



105/1011 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$373,500

Method: Private Sale

Date: 22/08/2025

Property Type: Apartment

Land Size: 53 sqm approx



108/8 Montrose St HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$365,000

Method: Sale

Date: 01/08/2025

Property Type: Strata Unit/Flat



206/771-773 Toorak Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$383,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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