

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

19 Braeside Avenue, Camberwell VIC 3124

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,589,500

Property Type

House

Suburb

Camberwell

Period - From

01/11/2024

to

30/04/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Ellsworth Crescent Camberwell VIC 3124	\$1,720,000	11/04/2025
50 Ellsworth Crescent Camberwell VIC 3124	\$1,785,000	27/12/2024
144A Fordham Avenue Camberwell VIC 3124	\$1,750,000	20/11/2024

This Statement of Information was prepared on:

01/05/2025