

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

2/18 CORNELL STREET CAMBERWELL VIC 3124

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/253 HIGHFIELD ROAD CAMBERWELL VIC 3124	\$1,100,000	24-May-25
4/29 DONNA BUANG STREET CAMBERWELL VIC 3124	\$1,100,000	24-Apr-25
3/1 WEBSTER STREET CAMBERWELL VIC 3124	\$1,280,000	01-Mar-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: 26 June 2025



**2/253 HIGHFIELD ROAD
CAMBERWELL VIC 3124**

3 1 2

Sold Price ^{RS} **\$1,100,000** Sold Date **24-May-25**

Distance **1.19km**



**4/29 DONNA BUANG STREET
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$1,100,000** Sold Date **24-Apr-25**

Distance **2.1km**



**3/1 WEBSTER STREET
CAMBERWELL VIC 3124**

3 2 2

Sold Price **\$1,280,000** Sold Date **01-Mar-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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