

# 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

2/253 Highfield Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$818,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2024

to 31/12/2024

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	4/6 Yeovil Rd GLEN IRIS 3146	\$998,000	18/12/2024
2	6/5 Hazel St CAMBERWELL 3124	\$895,000	07/12/2024
3	2/87 Fakenham Rd ASHBURTON 3147	\$930,000	28/11/2024

**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:

04/03/2025 15:52

2/253 Highfield Road, Camberwell Vic 3124

Wendy Zhou  
0420 824 677  
wendy@heavyside.co



3   1   2

**Property Type:** Unit  
**Land Size:** 229 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
December quarter 2024: \$818,000

## Comparable Properties



**4/6 Yeovil Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$998,000  
**Method:** Private Sale  
**Date:** 18/12/2024  
**Property Type:** Unit



**6/5 Hazel St CAMBERWELL 3124 (REI)**

**Agent Comments**

3   1   2

**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** Unit  
**Land Size:** 144 sqm approx



**2/87 Fakenham Rd ASHBURTON 3147 (REI)**

**Agent Comments**

3   1   1

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** Unit

Account - Heavyside



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