

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

2/4 George Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,420,000

Property Type Townhouse

Suburb Camberwell

Period - From 27/04/2024

to

26/04/2025

Source

Property Data

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	3/946 Riversdale Rd SURREY HILLS 3127	\$1,467,000	31/03/2025
2	3/211 Highfield Rd CAMBERWELL 3124	\$1,470,000	01/03/2025
3	2/51-53 Glen Iris Rd GLEN IRIS 3146	\$1,470,000	26/11/2024

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:

27/04/2025 09:59



3 2.5 4

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
27/04/2024 - 26/04/2025: \$1,420,000

Comparable Properties



3/946 Riversdale Rd SURREY HILLS 3127 (VG)

Agent Comments

4 - -

Price: \$1,467,000
Method: Sale
Date: 31/03/2025
Property Type: Strata Unit/Flat



3/211 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,470,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)



2/51-53 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,470,000
Method: Sold Before Auction
Date: 26/11/2024
Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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