

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

2/806 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Camberwell

Period - From

21/10/2024

to

20/10/2025

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	1/7 Homebush Cr HAWTHORN EAST 3123	\$1,003,000	02/10/2025
2	7/119 Victoria Rd HAWTHORN EAST 3123	\$877,000	12/09/2025
3	2/2a Lyall St HAWTHORN 3122	\$930,000	28/06/2025

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:

21/10/2025 09:36

Tim Heavyside
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 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
21/10/2024 - 20/10/2025: \$895,000

Comparable Properties



1/7 Homebush Cr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$1,003,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Apartment



7/119 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$877,000
Method: Auction Sale
Date: 12/09/2025
Property Type: Apartment



2/2a Lyall St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$930,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Apartment

Account - Heavyside



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