

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

204/828 BURKE ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

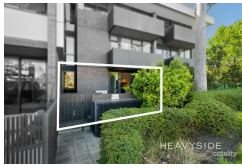
Date of sale

17/828 BURKE ROAD CAMBERWELL VIC 3124	\$630,000	31-Oct-25
305/828 BURKE ROAD CAMBERWELL VIC 3124	\$825,000	28-Aug-25
410/347 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$680,000	04-Oct-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: 18 November 2025



**17/828 BURKE ROAD
CAMBERWELL VIC 3124**

 2  1  -

Sold Price

^{RS}

\$630,000

Sold Date

31-Oct-25

Distance

-



**305/828 BURKE ROAD
CAMBERWELL VIC 3124**

 2  1  -

Sold Price

\$825,000

Sold Date

28-Aug-25

Distance

0km



**410/347 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

 2  2  1

Sold Price

^{RS}

\$680,000

^{UN}

Sold Date

04-Oct-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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