### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

berwell Vic 3124

#### Indicative selling price

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

Range between	\$2.450.000	&	\$2,650,000
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#### Median sale price

Median price	\$2,590,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2024	to	30/09/2025		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

	aress of comparable property	1 1100	Date of Sale
1	865 Riversdale Rd CAMBERWELL 3124	\$2,500,000	08/11/2025
2	22 Cooloongatta Rd CAMBERWELL 3124	\$2,530,000	18/10/2025
3	9 Thomas St CAMBERWELL 3124	\$2,450,000	13/09/2025

#### 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:	26/11/2025 09:01



Date of sale



Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,450,000 - \$2,650,000 Median House Price

Year ending September 2025: \$2,590,000





**Property Type:** House (Res) **Land Size:** 612 sqm approx

Agent Comments

## Comparable Properties



865 Riversdale Rd CAMBERWELL 3124 (REI)

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**Price:** \$2,500,000 **Method:** Auction Sale **Date:** 08/11/2025

**Property Type:** House (Res) **Land Size:** 724 sqm approx

**Agent Comments** 



22 Cooloongatta Rd CAMBERWELL 3124 (REI)

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**Agent Comments** 

**Price:** \$2,530,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: House (Res)



9 Thomas St CAMBERWELL 3124 (REI)

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Price: \$2,450,000 Method: Auction Sale Date: 13/09/2025

**Property Type:** House (Res) **Land Size:** 569 sqm approx

**Agent Comments** 

Account - RT Edgar Boroondara | P: 88882000





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