

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

3/14 Bright Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$2,520,000

Property Type

House

Suburb

Camberwell

Period - From

06/12/2024

to

05/12/2025

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	3/2 Alder St BURWOOD 3125	\$1,192,000	30/08/2025
2	3/22 Scott Gr BURWOOD 3125	\$1,105,000	13/09/2025
3			

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:

06/12/2025 15:46

3/14 Bright Street, Camberwell Vic 3124



3 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
06/12/2024 - 05/12/2025: \$2,520,000

Comparable Properties

3/2 Alder St BURWOOD 3125 (REI)

- - -

Agent Comments

Price: \$1,192,000
Method:
Date: 30/08/2025
Property Type: House



3/22 Scott Gr BURWOOD 3125 (REI/VG)

3 2 2

Agent Comments

Price: \$1,105,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

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.

Account - Heavyside



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