

# 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

3/211 Highfield Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

01/02/2024

to

31/01/2025

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	3/2-4 Kalang Rd CAMBERWELL 3124	\$1,300,000	19/12/2024
2	2c Grandview Av GLEN IRIS 3146	\$1,320,000	14/09/2024
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:

01/02/2025 10:16



3 2 2

Rooms: 6  
Property Type: Townhouse  
(Single)  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,400,000  
Median Townhouse Price  
01/02/2024 - 31/01/2025: \$1,500,000

Comparable Properties



3/2-4 Kalang Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,300,000  
Method: Private Sale  
Date: 19/12/2024  
Property Type: Townhouse (Single)



2c Grandview Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$1,320,000  
Method: Auction Sale  
Date: 14/09/2024  
Property Type: Townhouse (Res)  
Land Size: 285 sqm approx

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.