

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

4/5 HAZEL STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Aug 2024

to

31 Jul 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

1/451 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$810,000	26-Jul-25
2/27 HIGH ROAD CAMBERWELL VIC 3124	\$785,000	15-Mar-25
202/585 BURKE ROAD CAMBERWELL VIC 3124	\$780,000	05-Apr-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: 25 August 2025

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**1/451 CAMBERWELL ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$810,000** Sold Date **26-Jul-25**

Distance **0.65km**



**2/27 HIGH ROAD CAMBERWELL
VIC 3124**

2 1 1

Sold Price **\$785,000** Sold Date **15-Mar-25**

Distance **0.9km**



**202/585 BURKE ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$780,000** Sold Date **05-Apr-25**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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