Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	513/347 Camberwell Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000	&	\$495,000
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Median sale price

Median price	\$900,000	Pro	perty Type Ur	iit		Suburb	Camberwell
Period - From	19/11/2024	to	18/11/2025	So	urce	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	213/138 Camberwell Rd HAWTHORN EAST 3123	\$460,000	07/10/2025
2	223/138 Camberwell Rd HAWTHORN EAST 3123	\$475,000	29/08/2025
3	205/347 Camberwell Rd CAMBERWELL 3124	\$460,000	06/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2025 10:18









Property Type: Apartment Agent Comments

Median Unit Price 19/11/2024 - 18/11/2025: \$900,000

Indicative Selling Price \$450,000 - \$495,000

Comparable Properties



213/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Price: \$460,000 Method: Private Sale Date: 07/10/2025

Property Type: Apartment

Agent Comments

Agent Comments



223/138 Camberwell Rd HAWTHORN EAST 3123

(REI/VG)



Price: \$475,000 Method: Private Sale Date: 29/08/2025

Rooms: 3

Property Type: Apartment

205/347 Camberwell Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**



Price: \$460,000 **Method:** Private Sale Date: 06/06/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011





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