

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

52 Ellsworth Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/12/2024 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	Price	Date of sale
1	64 Ellsworth Cr CAMBERWELL 3124	\$1,325,000	20/03/2025
2	3/4 George St CAMBERWELL 3124	\$1,378,000	18/02/2025
3	5a Royal La SURREY HILLS 3127	\$1,395,000	15/02/2025

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:

31/03/2025 11:58

Colby Maddocks
03 9815 1124
0438 362 869
colbym@azrea.com.au

Indicative Selling Price
\$1,300,000 - \$1,350,000

Median House Price

Year ending December 2024: \$2,548,000



3 2 2

Property Type: House
Agent Comments

Comparable Properties



64 Ellsworth Cr CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House (Res)
Land Size: 186 sqm approx



3/4 George St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,378,000
Method: Private Sale
Date: 18/02/2025
Property Type: Townhouse (Single)



5a Royal La SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)