

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

106/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$818,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/10/2024

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	311/480 Riversdale Rd HAWTHORN EAST 3123	\$380,000	04/12/2024
2	115/565 Camberwell Rd CAMBERWELL 3124	\$335,000	08/11/2024
3	105/565 Camberwell Rd CAMBERWELL 3124	\$390,000	13/09/2024

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:

05/02/2025 10:07

106/565 Camberwell Road, Camberwell Vic 3124



Brendan Cain

9805 2900

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Indicative Selling Price

\$359,000

Median Unit Price

December quarter 2024: \$818,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



311/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 04/12/2024

Property Type: Apartment



115/565 Camberwell Rd CAMBERWELL 3124 (REI/VG) Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 08/11/2024

Property Type: Unit



105/565 Camberwell Rd CAMBERWELL 3124 (REI/VG) Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 13/09/2024

Property Type: Apartment

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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