

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

204/50 Seymour Grove, Camberwell Vic 3124

Indicative selling price

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

Single price

\$835,000

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	6/50 Seymour Gr CAMBERWELL 3124	\$730,000	17/02/2025
2	104/428 Tooronga Rd HAWTHORN EAST 3123	\$760,000	08/12/2024
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:

26/02/2025 12:09

Brendan Cain
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Indicative Selling Price
\$835,000

Median Unit Price
December quarter 2024: \$818,000



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



6/50 Seymour Gr CAMBERWELL 3124 (REI)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 17/02/2025
Property Type: Apartment



104/428 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 2

Price: \$760,000
Method: Private Sale
Date: 08/12/2024
Property Type: Apartment

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.