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	32 Milverton Street, Camberwell Vic 3124

Indicative selling price

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

Single price $2,395,000

Median sale price

Median price $2,555,500 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 31/12/2023 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 Springfield Av CAMBERWELL 3124	$2,410,000	02/03/2024
2	16 Wingan Av CAMBERWELL 3124	$2,300,000	10/02/2024
3	57 Cooloongatta Rd CAMBERWELL 3124	$2,200,000	24/02/2024

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: 03/03/2024 16:16

32 Milverton Street, Camberwell Vic 3124

Christopher Cain
9805 2900
0419 140 765
chris@jacain.com.au



4 2 2

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$2,395,000
Median House Price
December quarter 2023: $2,555,500

Comparable Properties



6 Springfield Av CAMBERWELL 3124 (REI)

3 2 1

Price: $2,410,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



16 Wingan Av CAMBERWELL 3124 (REI)

2 1 1

Price: $2,300,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



57 Cooloongatta Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,200,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: House

Agent Comments

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