

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

2/441 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,080,000

Median sale price

Median price

\$865,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2024

to

31/03/2025

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	5/59-61 Athelstan Rd CAMBERWELL 3124	\$1,245,000	26/04/2025
2	4/29 Donna Buang St CAMBERWELL 3124	\$1,100,000	24/04/2025
3	407/102 Camberwell Rd HAWTHORN EAST 3123	\$1,020,000	02/04/2025

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:

21/05/2025 15:01



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



5/59-61 Athelstan Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,245,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Unit



4/29 Donna Buang St CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,100,000

Method: Private Sale

Date: 24/04/2025

Property Type: Townhouse (Single)



407/102 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,020,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Apartment