

# 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

4/29 Donna Buang Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$875,000 Property Type Unit 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	1/1 Kingsley St CAMBERWELL 3124	\$1,004,000	15/03/2025
2	7 Hope St CAMBERWELL 3124	\$1,275,000	20/12/2024
3	1/39 Donna Buang St CAMBERWELL 3124	\$1,097,500	16/11/2024

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:

17/03/2025 14:22

Christopher Cain  
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**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending December 2024: \$875,000



2 1 2

**Property Type:** Townhouse  
**Agent Comments**

Comparable Properties



1/1 Kingsley St CAMBERWELL 3124 (REI)

**Agent Comments**

2 1 1

**Price:** \$1,004,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** Unit



7 Hope St CAMBERWELL 3124 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Property Type:** House  
**Land Size:** 167 sqm approx



1/39 Donna Buang St CAMBERWELL 3124 (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$1,097,500  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)

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



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