

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

40 Carramar Avenue, Camberwell VIC 3124

Indicative selling price

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

Range between

\$7,000,000

&

\$7,500,000

Median sale price

Median price

\$2,573,000

Property Type

House

Suburb

Camberwell

Period - From

04/12/2024

to

03/06/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
18 Hopetoun Av, Canterbury Vic	\$7,258,888	18/03/2025
9 Cochran Av, Camberwell Vic	\$7,500,000	15/05/2025

This Statement of Information was prepared on:

04/06/2025