

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 106/565 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Camberwell

Period - From 01/07/2025 to 30/09/2025 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	205/565 Camberwell Rd CAMBERWELL 3124	\$380,000	27/11/2025
2	123/347 Camberwell Rd CAMBERWELL 3124	\$385,000	17/11/2025
3	506/347 Camberwell Rd CAMBERWELL 3124	\$403,000	30/10/2025

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: 08/12/2025 13:07

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

September quarter 2025: \$825,000



Property Type: Unit

Agent Comments

Comparable Properties



205/565 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment



123/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment



506/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$403,000

Method: Expression of Interest

Date: 30/10/2025

Property Type: Apartment

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