

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

3/34 Alma Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$930,000 & \$960,000

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	4/35 Carramar Av CAMBERWELL 3124	\$965,000	08/11/2025
2	6/698 Riversdale Rd CAMBERWELL 3124	\$1,171,000	16/10/2025
3	2/20 Russell St HAWTHORN EAST 3123	\$955,000	29/09/2025

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:

28/11/2025 11:11

Christopher Cain
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Indicative Selling Price

\$930,000 - \$960,000

Median Unit Price

September quarter 2025: \$825,000



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/35 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$965,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit



6/698 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,171,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: Townhouse (Res)



2/20 Russell St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$955,000

Method: Private Sale

Date: 29/09/2025

Property Type: Townhouse (Single)

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