#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

3/34 Alma Road, Camberwell Vic 3124

#### Indicative selling price

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

Single price \$990,000

#### Median sale price

Median price \$	51,470,000	Pro	perty Type T	ownhouse		Suburb	Camberwell
Period - From 0	3/11/2024	to	02/11/2025		Source	Property	/ Data

### 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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/698 Riversdale Rd CAMBERWELL 3124	\$1,171,000	16/10/2025
2	3/1017 Toorak Rd CAMBERWELL 3124	\$1,167,000	11/10/2025
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:	03/11/2025 15:28



Date of sale



Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

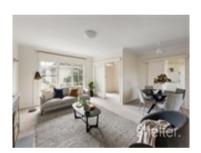
Indicative Selling Price \$990,000 Median Townhouse Price 03/11/2024 - 02/11/2025: \$1,470,000





**Property Type:** Townhouse Agent Comments

## Comparable Properties



6/698 Riversdale Rd CAMBERWELL 3124 (REI)

•=

3

1

**3** 

• • •

Method: Sold Before Auction

Date: 16/10/2025

Price: \$1,171,000

Property Type: Townhouse (Res)

**Agent Comments** 



3/1017 Toorak Rd CAMBERWELL 3124 (REI)

•

2







Price: \$1,167,000

Method: Sold Before Auction

Date: 11/10/2025

Property Type: Townhouse (Res)

**Agent Comments** 



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

3

Price: \$955,000

2

Agent Comments

Method: Private Sale Date: 29/09/2025

Property Type: Townhouse (Single)

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





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