

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 115/347 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$760,000 & \$800,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Camberwell

Period - From 01/01/2025 to 31/12/2025 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	306/402 Riversdale Rd HAWTHORN EAST 3123	\$800,000	23/02/2026
2	102/1045 Burke Rd HAWTHORN EAST 3123	\$840,000	17/12/2025
3	104/437 Camberwell Rd CAMBERWELL 3124	\$780,000	08/10/2025

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: 12/03/2026 10:35



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$760,000 - \$800,000
Median Unit Price
Year ending December 2025: \$900,000

Comparable Properties



306/402 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$800,000
Method: Sold Before Auction
Date: 23/02/2026
Property Type: Apartment



102/1045 Burke Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 2

Price: \$840,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment



104/437 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$780,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199