

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

29/234 WARRIGAL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$924,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

17/234 WARRIGAL ROAD CAMBERWELL VIC 3124	\$110,000	23-May-25
202/1 DELANY AVENUE BURWOOD VIC 3125	\$125,250	16-Jun-25
213/1 DELANY AVENUE BURWOOD VIC 3125	\$123,000	10-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 26 April 2026



**17/234 WARRIGAL ROAD
 CAMBERWELL VIC 3124**

1 1 1

Sold Price **\$110,000** Sold Date **23-May-25**

Distance **0km**



**202/1 DELANY AVENUE
 BURWOOD VIC 3125**

1 1 -

Sold Price **\$125,250** Sold Date **16-Jun-25**

Distance **2.13km**



**213/1 DELANY AVENUE BURWOOD
 VIC 3125**

1 1 1

Sold Price **\$123,000** Sold Date **10-Nov-24**

Distance **2.13km**

RS = Recent sale UN = Undisclosed Sale

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