

## 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

2/28 SEYMOUR GROVE CAMBERWELL VIC 3124

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Feb 2025

to

31 Jan 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

3/441 CAMBERWELL ROAD CAMBERWELL VIC 3124	\$1,050,000	12-Dec-25
4/35 CARRAMAR AVENUE CAMBERWELL VIC 3124	\$965,000	08-Nov-25
1/698 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$1,180,000	28-Nov-25

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: 23 February 2026



**3/441 CAMBERWELL ROAD  
CAMBERWELL VIC 3124**

 2  1  1

Sold Price **\$1,050,000** Sold Date **12-Dec-25**

Distance **0.56km**



**4/35 CARRAMAR AVENUE  
CAMBERWELL VIC 3124**

 3  1  1

Sold Price **\$965,000** Sold Date **08-Nov-25**

Distance **1.68km**



**1/698 RIVERSDALE ROAD  
CAMBERWELL VIC 3124**

 3  1  1

Sold Price **\$1,180,000** Sold Date **28-Nov-25**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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