

# 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

5/27 High Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$840,000

### 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	3/17 Alma Rd CAMBERWELL 3124	\$855,000	08/11/2025
2	5/5 Hazel St CAMBERWELL 3124	\$870,000	29/09/2025
3	4/5 Hazel St CAMBERWELL 3124	\$900,000	11/09/2025

**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:

10/02/2026 11:33



 2    1    2

**Property Type:** Villa

**Agent Comments**

**Indicative Selling Price**

\$840,000

**Median Unit Price**

Year ending December 2025: \$900,000

## Comparable Properties



**3/17 Alma Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Unit



**5/5 Hazel St CAMBERWELL 3124 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$870,000

**Method:** Sale

**Date:** 29/09/2025

**Property Type:** Flat/Unit/Apartment (Res)



**4/5 Hazel St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 11/09/2025

**Property Type:** Unit