

# 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

202/6 Butler Street, Camberwell Vic 3124

### Indicative selling price

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

Range between \$550,000 & \$570,000

### 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	805/770c Toorak Rd GLEN IRIS 3146	\$570,000	09/01/2026
2	108/55 Camberwell Rd HAWTHORN EAST 3123	\$570,000	31/10/2025
3	408/31 Queens Av HAWTHORN 3122	\$545,000	24/09/2025

**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:

27/01/2026 15:50

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**Indicative Selling Price**

\$550,000 - \$570,000

**Median Unit Price**

Year ending December 2025: \$900,000

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**805/770c Toorak Rd GLEN IRIS 3146 (REI)**

Agent Comments

**Price:** \$570,000**Method:** Private Sale**Date:** 09/01/2026**Property Type:** Apartment**108/55 Camberwell Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

**Price:** \$570,000**Method:** Private Sale**Date:** 31/10/2025**Property Type:** Apartment**408/31 Queens Av HAWTHORN 3122 (REI/VG)**

Agent Comments

**Price:** \$545,000**Method:** Private Sale**Date:** 24/09/2025**Property Type:** Apartment

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



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