

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 308/436 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2025 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	111/828 Burke Rd CAMBERWELL 3124	\$410,000	01/12/2025
2	203/38 Harold St HAWTHORN EAST 3123	\$457,500	25/11/2025
3	104/38 Harold St HAWTHORN EAST 3123	\$450,000	18/11/2025

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.~~

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2025: \$1,050,000



Property Type: Apartment

Agent Comments

Comparable Properties



111/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



203/38 Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$457,500

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



104/38 Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 18/11/2025

Property Type: Apartment

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