

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 669 Burke Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$2,780,000

Median sale price

Median price \$2,590,000

Property Type House

Suburb Camberwell

Period - From 01/10/2024

to 30/09/2025

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	390 Tooronga Rd HAWTHORN EAST 3123	\$2,650,000	08/11/2025
2	105 Canterbury Rd CANTERBURY 3126	\$2,650,000	25/10/2025
3			

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:

20/11/2025 10:43



5 4 3

Property Type: House (Res)

Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price

\$2,780,000

Median House Price

Year ending September 2025: \$2,590,000

Comparable Properties



390 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$2,650,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Land Size: 920 sqm approx



105 Canterbury Rd CANTERBURY 3126 (REI)

Agent Comments

5 3 2

Price: \$2,650,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 666 sqm approx

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.