

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 1/455 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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	2/689 Riversdale Rd CAMBERWELL 3124	\$1,335,000	22/12/2025
2	2/26 Cooloongatta Rd CAMBERWELL 3124	\$1,393,000	06/12/2025
3	2/455 Camberwell Rd CAMBERWELL 3124	\$1,420,000	20/09/2025

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: 05/03/2026 15:56



Rooms: 6

Property Type: Unit

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



2/689 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,335,000

Method: Private Sale

Date: 22/12/2025

Property Type: Townhouse (Single)

Land Size: 259 sqm approx



2/26 Cooloongatta Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,393,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)



2/455 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)