

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 211/565 Camberwell Road Camberwell VIC 2134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$355,000 & \$375,000

Median sale price

Median price \$ 365,000 Property type Unit Suburb Camberwell

Period - From 17/12/2025 to 14/01/2026 Source Patche via Buymyplace.com

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 G3/565 Camberwell Road Camberwell VIC 3124	\$ 370,000	14/01/2028
2 205/565 Camberwell Road Camberwell VIC 3124	\$ 380,000	27/11/2025
3 G01/1011 Toorak Road Camberwell VIC 3124	\$ 392,500	17/12/2025

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: 20/02/2028