

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

1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124

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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

4/34 DURHAM ROAD SURREY HILLS VIC 3127	\$742,500	23-Nov-24
6/27-29 THOMAS STREET CAMBERWELL VIC 3124	\$800,000	10-Jan-25
1/17 REGENT STREET CAMBERWELL VIC 3124	\$770,000	31-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 05 April 2025



4/34 DURHAM ROAD SURREY HILLS VIC 3127

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Sold Price **\$742,500** Sold Date **23-Nov-24**

Distance **0.69km**



6/27-29 THOMAS STREET CAMBERWELL VIC 3124

 2  1  -

Sold Price **\$800,000** Sold Date **10-Jan-25**

Distance **0.88km**



1/17 REGENT STREET CAMBERWELL VIC 3124

 3  -  1

Sold Price **\$770,000** Sold Date **31-Oct-24**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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