

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

102 Park Lane, Camperdown Vic 3260

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

**Median sale price**

Median price \$491,750

Property Type House

Suburb Camperdown

Period - From 05/03/2025

to 04/03/2026

Source Property Data

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

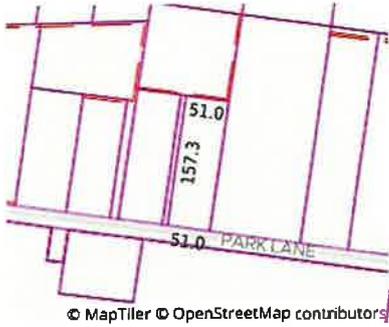
|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 122 Park La CAMPERDOWN 3260    | \$1,230,000 | 17/03/2025   |
| 2 |                                |             |              |
| 3 |                                |             |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

05/03/2026 11:44



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 8023 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000  
**Median House Price**  
05/03/2025 - 04/03/2026: \$491,750

## Comparable Properties



**122 Park La CAMPERDOWN 3260 (REI/VG)**

**Agent Comments**



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** House  
**Land Size:** 7391 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account - Charles Stewart Camperdown | P: 03 55932288 | F: 0355932299**



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