

STATEMENT OF INFORMATION

3/22 RUSSELL STREET, CAMBERWELL, VIC 3124 PREPARED BY CHRISTINE LAO, AREA SPECIALIST DYNAMIC

AREA SPECIALIST DYNAMIC

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/22 RUSSELL STREET, CAMBERWELL, 🕮 3 🕒 1







Indicative Selling Price

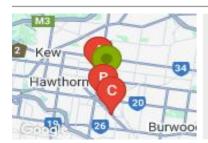
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$1,500,000

Provided by: Christine Lao, Area Specialist Dynamic

MEDIAN SALE PRICE



CAMBERWELL, VIC, 3124

Suburb Median Sale Price (House)

\$2,548,000

01 July 2024 to 30 June 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1077 BURKE RD, HAWTHORN EAST, VIC 3123 🕮 3







Sale Price

\$1,615,000

Sale Date: 12/04/2025

Distance from Property: 660m





18 AVENUE RD, CAMBERWELL, VIC 3124







Sale Price

\$1,515,000

Sale Date: 07/03/2025

Distance from Property: 1.1km





1 ACHERON AVE, CAMBERWELL, VIC 3124







Sale Price

\$1,520,000

Sale Date: 07/04/2025

Distance from Property: 1.8km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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	Address
Including	suburb and
	postcode

3/22 RUSSELL STREET, CAMBERWELL, VIC 3124

Indicative selling price

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

Single Price:	\$1,500,000
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Median sale price

Median price	\$2,548,000	Property type	Unit	Suburb	CAMBERWELL
Period	01 July 2024 to 30 June 2025		Source		pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1077 BURKE RD, HAWTHORN EAST, VIC 3123	\$1,615,000	12/04/2025
18 AVENUE RD, CAMBERWELL, VIC 3124	\$1,515,000	07/03/2025
1 ACHERON AVE, CAMBERWELL, VIC 3124	\$1,520,000	07/04/2025

This Statement of Information was prepared on:

17/07/2025

