

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

5 WEST COURT 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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,589,500

Property type

House

Suburb

Camberwell

Period-from

01 May 2024

to

30 Apr 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

37 HUNTER ROAD CAMBERWELL VIC 3124

\$1,760,000

17-Dec-24

55 OUTLOOK DRIVE CAMBERWELL VIC 3124

\$1,950,000

07-Dec-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: 01 May 2025



37 HUNTER ROAD CAMBERWELL VIC 3124

4 1 2

Sold Price **\$1,760,000** Sold Date **17-Dec-24**

Distance **0.43km**



55 OUTLOOK DRIVE CAMBERWELL VIC 3124

4 2 2

Sold Price **\$1,950,000** Sold Date **07-Dec-24**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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