

# 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 110/50 Seymour Grove, Camberwell Vic 3124  
Including suburb and postcode

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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 4/31 Alma Rd CAMBERWELL 3124	\$601,000	28/11/2025
2 17/828 Burke Rd CAMBERWELL 3124	\$630,000	31/10/2025
3 3/999 Burke Rd CAMBERWELL 3124	\$656,000	30/08/2025

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:



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2025: \$1,050,000

## Comparable Properties



**4/31 Alma Rd CAMBERWELL 3124 (REI/VG)**



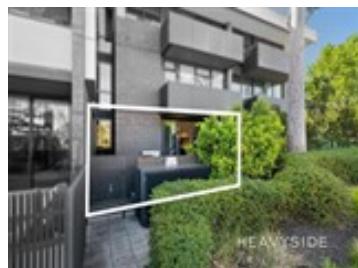
Agent Comments

**Price:** \$601,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Apartment



**17/828 Burke Rd CAMBERWELL 3124 (REI)**



Agent Comments

**Price:** \$630,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** Apartment



**3/999 Burke Rd CAMBERWELL 3124 (REI/VG)**



Agent Comments

**Price:** \$656,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Apartment

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