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<br>Including suburb and postcode | 118 Warrigal Road, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/12/2025 Source REIV

## 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 | 1207 Riversdale Rd BOX HILL SOUTH 3128 | $1,175,000 | 05/11/2025 |
| 2 | 23 Russell St SURREY HILLS 3127 | $1,165,000 | 30/08/2025 |
| 3 | | | |

**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: 19/01/2026 10:11

# 118 Warrigal Road, Camberwell Vic 3124

JellisCraig

Adele Mirabella
0422 570 429
adelemirabella@jelliscraig.com.au



3 1 1

**Rooms:** 5
**Property Type:** House
**Land Size:** 476 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending December 2025: $2,550,000

## Comparable Properties



**1207 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)**

2 1 1

**Price:** $1,175,000
**Method:** Sold Before Auction
**Date:** 05/11/2025
**Property Type:** House (Res)
**Land Size:** 566 sqm approx

Agent Comments



**23 Russell St SURREY HILLS 3127 (REI/VG)**

2 1 1

**Price:** $1,165,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** House (Res)
**Land Size:** 482 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE | propertydata.com.au

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