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	37 Webster Street, Camberwell Vic 3124

Indicative selling price

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

Range between $4,200,000 & $4,600,000

Median sale price

Median price $2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 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	4 Gordon St MONT ALBERT 3127	$4,480,000	16/12/2025
2	16 Callanish Rd CAMBERWELL 3124	$4,170,000	22/11/2025
3	1 Dundas St GLEN IRIS 3146	$4,410,000	08/11/2025

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: 04/03/2026 10:46

37 Webster Street, Camberwell Vic 3124



5 4 3

Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$4,200,000 - $4,600,000
Median House Price
December quarter 2025: $2,412,500

Comparable Properties



4 Gordon St MONT ALBERT 3127 (REI/VG)

5 4 4

Price: $4,480,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 1027 sqm approx

Agent Comments



16 Callanish Rd CAMBERWELL 3124 (REI/VG)

5 5 2

Price: $4,170,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments



1 Dundas St GLEN IRIS 3146 (REI)

5 4 3

Price: $4,410,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 1146 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

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