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	154 Warrigal Road, Camberwell Vic 3124

Indicative selling price

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

Single price $1,950,000

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	37 Wingan Av CAMBERWELL 3124	$1,900,000	17/11/2025
2	37 Charles St GLEN IRIS 3146	$1,930,000	10/11/2025
3	2 Darling Av CAMBERWELL 3124	$1,970,000	29/10/2025

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: 18/03/2026 12:09

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
December quarter 2025: $2,412,500

Comparable Properties



37 Wingan Av CAMBERWELL 3124 (REI)

3 2 1

Agent Comments

Price: $1,900,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 585 sqm approx



37 Charles St GLEN IRIS 3146 (REI/VG)

4 1 2

Agent Comments

Price: $1,930,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 674 sqm approx



2 Darling Av CAMBERWELL 3124 (REI/VG)

3 1 1

Agent Comments

Price: $1,970,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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