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	8/115 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Single price $1,030,000

Median sale price

Median price $916,500 Property Type Unit Suburb Camberwell

Period - From 29/05/2025 to 28/05/2026 Source Property Data

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	8 Mills St GLEN IRIS 3146	$1,080,000	11/05/2026
2	3/5 Stornoway Rd CAMBERWELL 3124	$1,050,000	21/04/2026
3	2/205 Wattle Valley Rd CAMBERWELL 3124	$1,040,000	12/03/2026

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: 29/05/2026 11:42

8/115 Wattle Valley Road, Camberwell Vic 3124

JellisCraig

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,030,000
Median Unit Price
29/05/2025 - 28/05/2026: $916,500

Comparable Properties



8 Mills St GLEN IRIS 3146 (REI)

2 1 2

Price: $1,080,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)

Agent Comments



3/5 Stornoway Rd CAMBERWELL 3124 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit

Agent Comments



2/205 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $1,040,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE

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