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	2 Water Street, Camberwell Vic 3124

Indicative selling price

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

Single price $3,750,000

Median sale price

Median price $2,435,500 Property Type House Suburb Camberwell

Period - From 01/01/2026 to 31/03/2026 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	48 Christowel St CAMBERWELL 3124	$3,600,000	16/05/2026
2	23 Athelstan Rd CAMBERWELL 3124	$3,775,000	21/03/2026
3	8a Grace St CAMBERWELL 3124	$3,800,000	08/02/2026

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: 30/05/2026 14:46

2 Water Street, Camberwell Vic 3124

JellisCraig



5 3 4

Rooms: 8
Property Type: House
Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price
$3,750,000
Median House Price
March quarter 2026: $2,435,500

Comparable Properties



48 Christowel St CAMBERWELL 3124 (REI)

5 3 2

Price: $3,600,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments



23 Athelstan Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $3,775,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments



8a Grace St CAMBERWELL 3124 (REI/VG)

5 6 6

Price: $3,800,000
Method: Private Sale
Date: 08/02/2026
Property Type: House
Land Size: 562 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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