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	21 Webster Street, Camberwell Vic 3124

Indicative selling price

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

Single price: $2,400,000

Median sale price

Median price: $2,587,500 Property Type: House Suburb: Camberwell

Period - From: 01/04/2026 to: 30/06/2026 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	104 Guildford Rd SURREY HILLS 3127	$2,530,000	24/07/2026
2	96 Middlesex Rd SURREY HILLS 3127	$2,430,000	03/06/2026
3	699 Riversdale Rd CAMBERWELL 3124	$2,470,000	29/03/2026

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: 18/09/2026 11:21

21 Webster Street, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 2

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000
Median House Price
June quarter 2026: $2,587,500

Comparable Properties



104 Guildford Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,530,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 767 sqm approx

Agent Comments



96 Middlesex Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,430,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments



699 Riversdale Rd CAMBERWELL 3124 (REI)

4 2 2

Price: $2,470,000
Method: Private Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

Account - Heavyside

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