Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

**Date prepared** 20/10/2026

**Property offered for sale**

Address
Including suburb and postcode: 13 Laxdale Road, Camberwell Vic 3124

**Key features of the property**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 5 | 4 | 2 | 449 | 849 |

**Indicative selling price**

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $4,600,000 or Range between & 

**Seller's reserve price (if property is to be sold by auction or fixed-date sale)**

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $4,600,000

**Median sale price**

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $2,335,000 Property type House Suburb Camberwell

Period: from 20/10/2025 to 19/10/2026 Source Property Data

**Comparable property sales**

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

| | | | |
|---|---|---|---|
| Address | 1 Van Ness Av GLEN IRIS 3146 | | |
| Sale price | $4,180,000 | Date of sale | 10/08/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 4 | 2 | 3 | N/A | 698 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 237 Highfield Rd CAMBERWELL 3124 | | |
| Sale price | $4,750,000 | Date of sale | 29/04/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 4 | 4 | 2 | N/A | 852 |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | N/A | | |
| Sale price | N/A | Date of sale | N/A |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

## Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

I, Désirée Wakim, the agent for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bc5a5542b8ce8d76870249c9cdddc35c

# 13 Laxdale Road, Camberwell Vic 3124

Dsire Wakim
8862 4926
0412 336 266
desiree.wakim@marshallwhite.com.au

5 4 2

**Property Type:** House
**Land Size:** 849 sqm approx

Agent Comments

**Indicative Selling Price**
$4,600,000
**Median House Price**
20/10/2025 - 19/10/2026: $2,335,000

## Comparable Properties

**1 Van Ness Av GLEN IRIS 3146 (REI)**

4 2 3

**Price:** $4,180,000
**Method:** Sold Before Auction
**Date:** 10/08/2026
**Property Type:** House
**Land Size:** 698 sqm approx

Agent Comments

**237 Highfield Rd CAMBERWELL 3124 (REI)**

4 4 2

**Price:** $4,750,000
**Method:** Sold Before Auction
**Date:** 29/04/2026
**Property Type:** House (Res)
**Land Size:** 852 sqm approx

Agent Comments

I, Désirée Wakim, the agent for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

**Account** - Marshall White | P: 03 9822 9999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.