

# 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

182 Wattle Valley Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,690,000

### Median sale price

Median price

\$2,565,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2023

to

30/06/2024

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 | 1 Verdun St SURREY HILLS 3127        | \$2,685,000 | 06/04/2024   |
| 2 | 164 Wattle Valley Rd CAMBERWELL 3124 | \$2,599,000 | 23/03/2024   |
| 3 | 9 Lynden St CAMBERWELL 3124          | \$2,664,000 | 02/03/2024   |

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:

02/09/2024 10:37

182 Wattle Valley Road, Camberwell Vic 3124

**Jellis  
Craig**

Jonathon O'Donoghue

03 9810 5000

0412 745 707

jodonoghue@jellisrcraig.com.au

**Indicative Selling Price**

\$2,690,000

**Median House Price**

Year ending June 2024: \$2,565,000



 4  2  3

**Property Type:** House (Res)

**Land Size:** 787 sqm approx

**Agent Comments**

## Comparable Properties



**1 Verdun St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$2,685,000

**Method:** Private Sale

**Date:** 06/04/2024

**Property Type:** House

**Land Size:** 696 sqm approx



**164 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$2,599,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 686 sqm approx



**9 Lynden St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,664,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 573 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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