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	156 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 to 31/12/2024 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	91 Wattle Valley Rd CAMBERWELL 3124	$2,750,000	20/03/2025
2	75 Warburton Rd CANTERBURY 3126	$3,100,000	12/03/2025
3	5 Kendall St CANTERBURY 3126	$2,815,000	05/03/2025

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: 28/03/2025 10:21

156 Wattle Valley Road, Camberwell Vic 3124

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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending December 2024: $2,548,000

Comparable Properties



91 Wattle Valley Rd CAMBERWELL 3124 (REI)

5 3 2

Price: $2,750,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 607 sqm approx

Agent Comments



75 Warburton Rd CANTERBURY 3126 (REI)

4 3 2

Price: $3,100,000
Method: Private Sale
Date: 12/03/2025
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments



5 Kendall St CANTERBURY 3126 (REI)

4 4 3

Price: $2,815,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments

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