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<br>Including suburb and postcode | 142a Wattle Valley Road, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $2,400,000 & $2,640,000

## 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 | 7 Hollsmoor Rd CAMBERWELL 3124 | $2,470,000 | 15/02/2025 |
| 2 | 3 Staughton Rd GLEN IRIS 3146 | $2,650,000 | 11/02/2025 |
| 3 | 222 Wattle Valley Rd CAMBERWELL 3124 | $2,701,000 | 23/11/2024 |

**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: 26/02/2025 09:20

# 142a Wattle Valley Road, Camberwell Vic 3124



4 2 3

**Rooms:** 9
**Property Type:** House
**Land Size:** 714 sqm approx

Agent Comments

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**Indicative Selling Price**
$2,400,000 - $2,640,000
**Median House Price**
Year ending December 2024: $2,548,000

## Comparable Properties



**7 Hollsmoor Rd CAMBERWELL 3124 (REI)**

4 3 2

**Price:** $2,470,000
**Method:** Auction Sale
**Date:** 15/02/2025
**Property Type:** House (Res)
**Land Size:** 605 sqm approx

Agent Comments



**3 Staughton Rd GLEN IRIS 3146 (REI)**

4 2 2

**Price:** $2,650,000
**Method:** Sold Before Auction
**Date:** 11/02/2025
**Property Type:** House (Res)
**Land Size:** 769 sqm approx

Agent Comments



**222 Wattle Valley Rd CAMBERWELL 3124 (REI)**

4 2 2

**Price:** $2,701,000
**Method:** Auction Sale
**Date:** 23/11/2024
**Property Type:** House (Res)
**Land Size:** 696 sqm approx

Agent Comments



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