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 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between $3,950,000 & $4,345,000

Median sale price

Median price $2,604,000 Property Type House Suburb Camberwell

Period - From 14/10/2024 to 13/10/2025 Source Property Data

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	6 French St CAMBERWELL 3124	$4,300,000	22/08/2025
2	17 Hartwell Hill Rd CAMBERWELL 3124	$4,311,000	14/06/2025
3	13 Clonarg St GLEN IRIS 3146	$4,280,000	17/05/2025

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: 14/10/2025 13:18

156 Highfield Road, Camberwell Vic 3124



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price
$3,950,000 - $4,345,000
Median House Price
14/10/2024 - 13/10/2025: $2,604,000

Comparable Properties



6 French St CAMBERWELL 3124 (REI)

5 4 2

Price: $4,300,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



17 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $4,311,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 995 sqm approx

Agent Comments



13 Clonarg St GLEN IRIS 3146 (REI)

5 5 2

Price: $4,280,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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