

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

17/217A HIGHFIELD ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

12/67 WATTLE VALLEY ROAD CANTERBURY VIC 3126	\$683,500	05-Aug-25
3/46 SUMMERHILL ROAD GLEN IRIS VIC 3146	\$770,000	27-May-25

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 6 months.

This Statement of Information was prepared on: 23 September 2025


**12/67 WATTLE VALLEY ROAD
CANTERBURY VIC 3126**

 2
  1
  1

Sold Price

\$683,500

Sold Date **05-Aug-25**

Distance

1.5km

**3/46 SUMMERHILL ROAD GLEN
IRIS VIC 3146**

 2
  1
  1

Sold Price

\$770,000

Sold Date **27-May-25**

Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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