

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

198 WATTLE VALLEY ROAD EX, CAMBERWELL, VIC 3124

Indicative selling price

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

Single Price:

\$2,500,000

Median sale price

Median price

\$2,380,000

Property type

House

Suburb

CAMBERWELL

Period

01 April 2025 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 BETHELA ST, CAMBERWELL, VIC 3124	\$2,670,000	13/09/2025
142A WATTLE VALLEY RD, CAMBERWELL, VIC 3124	\$2,900,000	31/05/2025
22 JUDD ST, CAMBERWELL, VIC 3124	\$2,780,000	31/03/2025

This Statement of Information was prepared on:

19/09/2025