

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

3/107 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Camberwell

Period - From 29/09/2024

to

28/09/2025

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	1/143 Fordham Av CAMBERWELL 3124	\$1,875,000	02/08/2025
2	24a Halley Av CAMBERWELL 3124	\$1,825,000	03/07/2025
3	1/172 Wattle Valley Rd CAMBERWELL 3124	\$1,885,000	21/06/2025

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:

29/09/2025 17:01



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 304 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median Townhouse Price
29/09/2024 - 28/09/2025: \$1,500,000

Comparable Properties



1/143 Fordham Av CAMBERWELL 3124 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,875,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

24a Halley Av CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,825,000
Method: Auction Sale
Date: 03/07/2025
Property Type: Townhouse (Res)



1/172 Wattle Valley Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,885,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 416 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800