## 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	3/107 Wattle Valley Road, Camberwell Vic 3124
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,900,000
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#### Median sale price

Median price	\$1,500,000	Pro	perty Type To	ownhouse		Suburb	Camberwell
Period - From	29/09/2024	to	28/09/2025	So	ource	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

Add	dress 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 comparableproperties 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













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)

Price: \$1,875,000 Method: Auction Sale Date: 02/08/2025

Property Type: Townhouse (Res) Land Size: 220 sqm approx

**Agent Comments** 

24a Halley Av CAMBERWELL 3124 (REI)



Agent Comments

Price: \$1,825,000 Method: Auction Sale Date: 03/07/2025

Property Type: Townhouse (Res)



1/172 Wattle Valley Rd CAMBERWELL 3124 (REI)

Price: \$1,885,000 Method: Auction Sale Date: 21/06/2025

Property Type: Townhouse (Res) Land Size: 416 sqm approx

**Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800





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