

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

5/215 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Aug 2024

to

31 Jul 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

4/215 HIGHFIELD ROAD CAMBERWELL VIC 3124	\$1,632,800	20-Jun-25
15 EDDY STREET CAMBERWELL VIC 3124	\$1,500,000	14-Apr-25
1/946 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,525,000	22-Jun-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: 21 August 2025



**4/215 HIGHFIELD ROAD
CAMBERWELL VIC 3124**

4 3 2

Sold Price **\$1,632,800** Sold Date **20-Jun-25**

Distance **0km**



**15 EDDY STREET CAMBERWELL
VIC 3124**

4 3 1

Sold Price **\$1,500,000** Sold Date **14-Apr-25**

Distance **0.92km**



**1/946 RIVERSDALE ROAD SURREY
HILLS VIC 3127**

3 3 2

Sold Price **\$1,525,000** Sold Date **22-Jun-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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