

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

1/214a Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,400,000

&

\$1,485,000

Median sale price

Median price \$1,572,000

Property Type Townhouse

Suburb Camberwell

Period - From 10/06/2025

to

09/06/2026

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	1/15 Somerset Rd GLEN IRIS 3146	\$1,535,000	24/04/2026
2	30 Donald Rd BURWOOD 3125	\$1,380,000	21/04/2026
3	25a Loudon Rd BURWOOD 3125	\$1,500,000	18/04/2026

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:

10/06/2026 14:10

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Indicative Selling Price

\$1,400,000 - \$1,485,000

Median Townhouse Price

10/06/2025 - 09/06/2026: \$1,572,000



3 2 2

Rooms: 10

Property Type: Townhouse

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



1/15 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,535,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)



30 Donald Rd BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 21/04/2026

Property Type: House (Res)



25a Loudon Rd BURWOOD 3125 (REI)

Agent Comments

3 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 331 sqm approx

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