

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

1/8 Middle Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$995,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	3/29 Donna Buang St CAMBERWELL 3124	\$1,080,000	25/10/2025
2	657 Burke Rd CAMBERWELL 3124	\$1,200,000	15/11/2025
3	6 Nettleton Av CAMBERWELL 3124	\$1,400,000	04/12/2025

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:

08/04/2026 14:27

1/8 Middle Road, Camberwell Vic 3124



2 1 1

Property Type: Townhouse (Res)
Land Size: 105 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
March quarter 2026: \$995,000

Comparable Properties



3/29 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$1,080,000
Method: Private Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



657 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 300 sqm approx



6 Nettleton Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 243 sqm approx

Account - Heavyside



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