

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

108 Wattle Valley Road, Camberwell VIC 3124

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,573,000

Property Type

House

Suburb

Camberwell

Period - From

15/11/2024

to

14/05/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Remon Av, Camberwell Vic	\$2,700,000	04/03/2025
55 Bowen St, Camberwell Vic	\$2,988,888	15/02/2025
39 Merton St, Camberwell Vic	\$3,000,000	07/02/2025

This Statement of Information was prepared on:

15/05/2025