

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

177 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$2,425,000 Property Type House Suburb Camberwell

Period - From 01/07/2025 to 30/06/2026 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	12 Celia St GLEN IRIS 3146	\$4,050,000	13/08/2026
2	1 Van Ness Av GLEN IRIS 3146	\$4,180,000	10/08/2026
3	956 Toorak Rd CAMBERWELL 3124	\$4,130,000	05/08/2026

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:

15/09/2026 12:51



4
 2
 2

Property Type: House (Res)

Land Size: 678 sqm approx

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,180,000

Median House Price

Year ending June 2026: \$2,425,000

Comparable Properties



12 Celia St GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$4,050,000

Method: Private Sale

Date: 13/08/2026

Property Type: House

Land Size: 650 sqm approx



1 Van Ness Av GLEN IRIS 3146 (REI)

Agent Comments

4
 2
 3

Price: \$4,180,000

Method: Sold Before Auction

Date: 10/08/2026

Property Type: House

Land Size: 698 sqm approx



956 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

5
 3
 5

Price: \$4,130,000

Method: Private Sale

Date: 05/08/2026

Property Type: House

Land Size: 1301 sqm approx

Account - RT Edgar Boroondara | P: 88882000