

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

190 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$5,400,000

&

\$5,600,000

Median sale price

Median price \$2,485,000

Property Type House

Suburb Camberwell

Period - From 18/05/2025

to

17/05/2026

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	17 Carramar Av CAMBERWELL 3124	\$5,310,000	23/02/2026
2	31 Kalang Rd CAMBERWELL 3124	\$5,400,000	22/01/2026
3			

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:

18/05/2026 15:18



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  5
  2

Property Type: House (Res)

Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price

\$5,400,000 - \$5,600,000

Median House Price

18/05/2025 - 17/05/2026: \$2,485,000

Comparable Properties



17 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$5,310,000

Method: Expression of Interest

Date: 23/02/2026

Property Type: House (Res)

Land Size: 847 sqm approx



31 Kalang Rd CAMBERWELL 3124 (VG)

Agent Comments

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Price: \$5,400,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx

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.

Account - RT Edgar Boroondara | P: 88882000



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