

# 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

3/16 Nevis Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

### Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2026

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 | 3/184 Wattle Valley Rd CAMBERWELL 3124 | \$845,000 | 23/06/2026   |
| 2 | 2/22 Donna Buang St CAMBERWELL 3124    | \$910,000 | 27/05/2026   |
| 3 | 2/6 Yeovil Rd GLEN IRIS 3146           | \$840,000 | 02/05/2026   |

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:

18/08/2026 13:52

3/16 Nevis Street, Camberwell Vic 3124

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



2 1 0

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 168.091 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price**

June quarter 2026: \$805,000

## Comparable Properties



**3/184 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 23/06/2026

**Property Type:** Unit



**2/22 Donna Buang St CAMBERWELL 3124 (VG)**

**Agent Comments**

2 - -

**Price:** \$910,000

**Method:** Sale

**Date:** 27/05/2026

**Property Type:** Company Share N.E.C. (ground level)



**2/6 Yeovil Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 02/05/2026

**Property Type:** Unit

**Account - Heavyside**



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