

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

4/11 OBERWYL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$957,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

3/184 WATTLE VALLEY ROAD EXTENSION CAMBERWELL VIC 3124	\$845,000	23-Jun-26
4/228 HIGHFIELD ROAD CAMBERWELL VIC 3124	\$900,000	31-May-26
3/10 GLENCAIRN AVENUE CAMBERWELL VIC 3124	\$865,000	08-Aug-26

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 6 months.~~

This Statement of Information was prepared on: 18 August 2026



3/184 WATTLE VALLEY ROAD EXTENSION CAMBERWELL VIC 3124

 2  1  1

Sold Price **\$845,000** Sold Date **23-Jun-26**

Distance **0.47km**



4/228 HIGHFIELD ROAD CAMBERWELL VIC 3124

 2  2  1

Sold Price **\$900,000** Sold Date **31-May-26**

Distance **0.21km**



3/10 GLENCAIRN AVENUE CAMBERWELL VIC 3124

 2  1  1

Sold Price ^{RS} **\$865,000** Sold Date **08-Aug-26**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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