

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

4/228 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$995,000

Property Type Unit

Suburb Camberwell

Period - From 01/01/2026

to 31/03/2026

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	2/184 Wattle Valley Rd CAMBERWELL 3124	\$800,000	25/03/2026
2	6/5 Howard St GLEN IRIS 3146	\$937,500	05/03/2026
3	2/23 Gardiner Pde GLEN IRIS 3146	\$840,000	10/02/2026

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:

06/05/2026 13:31



2 2 1

Property Type: Unit

Agent Comments

Showcasing a prized northern aspect with its own exclusive street frontage onto Tyne Street, this sensational villa impresses with renovated light filled interiors, spaciouly proportioned rooms, superb outdoor entertaining options.

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2026: \$995,000

Comparable Properties



2/184 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 25/03/2026

Property Type: Unit



6/5 Howard St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$937,500

Method: Sale

Date: 05/03/2026

Property Type: Flat/Unit/Apartment (Res)



2/23 Gardiner Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$840,000

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Villa