

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

40 Webster Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,435,500

Property Type House

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	5 Lansell Cr CAMBERWELL 3124	\$2,470,000	28/03/2026
2	8 Mabel St CAMBERWELL 3124	\$2,391,000	14/03/2026
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:

05/05/2026 14:14

40 Webster Street, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2026: \$2,435,500

Comparable Properties

5 Lansell Cr CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$2,470,000
Method:
Date: 28/03/2026
Property Type: House



8 Mabel St CAMBERWELL 3124 (REI)

Agent Comments

 5  2  2

Price: \$2,391,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

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 - Heavyside



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