

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

6/171 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,510,000

Property Type Townhouse

Suburb Camberwell

Period - From 12/08/2025

to

11/08/2026

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	3/10 Tyndall St SURREY HILLS 3127	\$930,000	25/07/2026
2	4/14 Donna Buang St CAMBERWELL 3124	\$1,110,000	30/05/2026
3	3/5 Stornoway Rd CAMBERWELL 3124	\$1,050,000	21/04/2026

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:

12/08/2026 10:40



3 1 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
12/08/2025 - 11/08/2026: \$1,510,000

Comparable Properties



3/10 Tyndall St SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$930,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Unit



4/14 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$1,110,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



3/5 Stornoway Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,050,000
Method: Private Sale
Date: 21/04/2026
Property Type: Unit