

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

8 Wanawong Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between

\$3,700,000

&

\$4,070,000

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	8 Currajong Av CAMBERWELL 3124	\$3,800,000	30/03/2026
2	40 Donna Buang St CAMBERWELL 3124	\$3,960,000	18/03/2026
3	37 Webster St CAMBERWELL 3124	\$4,008,888	15/03/2026

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:

01/07/2026 15:17



5 3 2

Property Type: House (Res)
Land Size: 784 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$4,070,000
Median House Price
March quarter 2026: \$2,435,500

Comparable Properties



8 Currajong Av CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$3,800,000
Method: Private Sale
Date: 30/03/2026
Property Type: House (Res)
Land Size: 840 sqm approx



40 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$3,960,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 620 sqm approx



37 Webster St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 4 3

Price: \$4,008,888
Method: Expression of Interest
Date: 15/03/2026
Property Type: House (Res)
Land Size: 640 sqm approx