

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

2/218 WARRIGAL 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

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,565,500

Property type

House

Suburb

Camberwell

Period-from

01 Mar 2025

to

28 Feb 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

3/27 ATKINSON STREET CHADSTONE VIC 3148	\$1,250,000	13-Sep-25
3/2 ALDER STREET BURWOOD VIC 3125	\$1,192,000	30-Aug-25
3/15 EDWARDS STREET BURWOOD VIC 3125	\$1,306,000	01-Nov-25

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: 12 March 2026


**3/27 ATKINSON STREET
CHADSTONE VIC 3148**
 4  3  2

 Sold Price **\$1,250,000** Sold Date **13-Sep-25**

 Distance **4.24km**

**3/2 ALDER STREET BURWOOD VIC
3125**
 3  2  2

 Sold Price **\$1,192,000** Sold Date **30-Aug-25**

 Distance **0.29km**

**3/15 EDWARDS STREET
BURWOOD VIC 3125**
 4  3  -

 Sold Price **\$1,306,000** Sold Date **01-Nov-25**

 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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