

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 2/184 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$815,000

Median sale price

Median price \$1,050,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2025

to 31/12/2025

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	2/576 Riversdale Rd CAMBERWELL 3124	\$813,000	28/02/2026
2	3/14 Wattle Valley Rd CANTERBURY 3126	\$870,000	13/12/2025
3	2/12 Wattle Valley Rd CANTERBURY 3126	\$926,000	22/11/2025

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:

18/03/2026 14:10

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Indicative Selling Price

\$815,000

Median Unit Price

December quarter 2025: \$1,050,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/576 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$813,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



3/14 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000

Method: Sold Before Auction

Date: 13/12/2025

Property Type: Unit



2/12 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 1

Price: \$926,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

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