

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 Water Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,300,000 & \$4,500,000

Median sale price

Median price \$2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 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	38 Pine Av CAMBERWELL 3124	\$4,450,000	21/03/2026
2	45 Fairmont Av CAMBERWELL 3124	\$4,800,000	13/03/2026
3	44 Iris Rd GLEN IRIS 3146	\$4,188,000	07/03/2026

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:

21/04/2026 08:42



5 3 4

Rooms: 10
Property Type: House
Land Size: 754 sqm approx
Agent Comments

Maria Xu
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Indicative Selling Price
\$4,300,000 - \$4,500,000
Median House Price
Year ending March 2026: \$2,452,500

Comparable Properties



38 Pine Av CAMBERWELL 3124 (REI)

Agent Comments

6 3 2

Price: \$4,450,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 892 sqm approx



45 Fairmont Av CAMBERWELL 3124 (REI/VG)

Agent Comments

5 5 2

Price: \$4,800,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 557 sqm approx



44 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 3

Price: \$4,188,000
Method: Private Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Jellis Craig | P: 98305966



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