

# 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

1/106 Warrigal Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,485,000 Property Type Townhouse Suburb Camberwell

Period - From 15/02/2025 to 14/02/2026 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	15/325 Station St BOX HILL SOUTH 3128	\$1,280,000	21/11/2025
2	2/15 Edwards St BURWOOD 3125	\$1,306,000	01/11/2025
3	2/15 Essex Rd SURREY HILLS 3127	\$1,470,000	25/10/2025

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: 15/02/2026 12:35



4   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Townhouse Price**

15/02/2025 - 14/02/2026: \$1,485,000

## Comparable Properties



**15/325 Station St BOX HILL SOUTH 3128 (REI)**

Agent Comments

4   3   2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** House (Res)



**2/15 Edwards St BURWOOD 3125 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** Townhouse (Res)



**2/15 Essex Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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