

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

37 Webster Street, Camberwell Vic 3124
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Indicative selling price

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

Range between

\$4,600,000

 &

\$5,060,000

Median sale price

Median price

\$2,550,000

 Property Type

House

 Suburb

Camberwell

Period - From

01/01/2025

 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	31 Kalang Rd CAMBERWELL 3124	\$5,400,000	22/01/2026
2	37 Green St CAMBERWELL 3124	\$5,150,000	08/12/2025
3	39 Wattle Valley Rd CANTERBURY 3126	\$5,465,000	14/09/2025

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:

16/02/2026 16:52



 5  4  3

Property Type: House

Agent Comments

Comparable Properties



31 Kalang Rd CAMBERWELL 3124 (VG)

Agent Comments

 6  -  -

Price: \$5,400,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx



37 Green St CAMBERWELL 3124 (REI)

Agent Comments

 6  5  6

Price: \$5,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 889 sqm approx



39 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 5  4  3

Price: \$5,465,000

Method: Auction Sale

Date: 14/09/2025

Property Type: House (Res)

Land Size: 981 sqm approx

Account - RT Edgar Boroondara | P: 88882000