

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 2/215 Highfield Road, Camberwell Vic 3124
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,490,000 Property Type Townhouse Suburb Camberwell

Period - From 05/03/2025 to 04/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/20 Cornell St CAMBERWELL 3124	\$1,783,000	21/02/2026
2	19a Lodge Rd CAMBERWELL 3124	\$1,750,000	15/11/2025
3	5/215 Highfield Rd CAMBERWELL 3124	\$1,645,000	20/09/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05/03/2026 22:01



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/20 Cornell St CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$1,783,000

Method: Private Sale

Date: 21/02/2026

Property Type: Townhouse (Single)



19a Lodge Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 1

Price: \$1,750,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House



5/215 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$1,645,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)