

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

16 Warburton Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,412,500

Property Type

House

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 | 2/3a Hazel St CAMBERWELL 3124 | \$1,810,000 | 28/02/2026 |
| 2 | 3/5 Chatham Rd CANTERBURY 3126 | \$1,740,000 | 21/02/2026 |
| 3 | 1/21 St Johns Av CAMBERWELL 3124 | \$1,720,000 | 09/11/2025 |

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:

03/03/2026 15:56



Property Type: House

Agent Comments

Located in an esteemed position walking distance from East Camberwell and Riversdale train stations, Anniversary Trail, Maling Road, Camberwell Junction and a host of leading schools, this refined residence offers a relaxed family lifestyle with generous space and effortless indoor-outdoor appeal.

Indicative Selling Price
\$1,750,000 - \$1,850,000

Median House Price

December quarter 2025: \$2,412,500

Comparable Properties



2/3a Hazel St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,810,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



3/5 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,740,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



1/21 St Johns Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Sold Before Auction

Date: 09/11/2025

Property Type: Townhouse (Res)

Land Size: 246 sqm approx