

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

3/215 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,470,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

17/11/2024

to

16/11/2025

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 | 5/215 Highfield Rd CAMBERWELL 3124 | \$1,645,000 | 20/09/2025 |
| 2 | 4/143 Fordham Av CAMBERWELL 3124 | \$1,650,000 | 03/09/2025 |
| 3 | 4/215 Highfield Rd CAMBERWELL 3124 | \$1,632,800 | 20/06/2025 |

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:

17/11/2025 11:27



4
 3
 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,650,000

Median Townhouse Price

17/11/2024 - 16/11/2025: \$1,470,000

Comparable Properties



5/215 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments

4
 3
 2

Price: \$1,645,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)



4/143 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: Townhouse (Res)



4/215 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments

4
 3
 2

Price: \$1,632,800

Method: Sold Before Auction

Date: 20/06/2025

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800