

## 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  
2/215 Highfield 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 \$1,500,000 Property Type Townhouse Suburb Camberwell  
Period - From 06/02/2025 to 05/02/2026 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	3/57a Alfred Rd GLEN IRIS 3146	\$1,893,888	20/01/2026
2	19a Lodge Rd CAMBERWELL 3124	\$1,750,000	15/11/2025
3	1/14 Garden Rd CAMBERWELL 3124	\$1,810,000	12/11/2025

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:

06/02/2026 09:57



4



3



2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median Townhouse Price**

06/02/2025 - 05/02/2026: \$1,500,000

## Comparable Properties



**3/57a Alfred Rd GLEN IRIS 3146 (REI)**



4



3



2

**Price:** \$1,893,888

**Method:** Private Sale

**Date:** 20/01/2026

**Property Type:** House

Agent Comments



**19a Lodge Rd CAMBERWELL 3124 (REI)**



4



2



1

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House

Agent Comments



**1/14 Garden Rd CAMBERWELL 3124 (REI/VG)**



4



3



2

**Price:** \$1,810,000

**Method:** Sold Before Auction

**Date:** 12/11/2025

**Property Type:** House

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800