

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)

Agent Comments

4 3 2

Price: \$1,893,888

Method: Private Sale

Date: 20/01/2026

Property Type: House



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



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

Agent Comments

4 3 2

Price: \$1,810,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: House

Account - McGrath Box Hill | P: 03 9889 8800