

## 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

3/107 WATTLE VALLEY ROAD CAMBERWELL VIC 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,925,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Camberwell

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 17 TYNE STREET CAMBERWELL VIC 3124       | \$1,980,000 | 09-Sep-25 |
| 4 EDDY STREET CAMBERWELL VIC 3124        | \$1,916,000 | 02-Sep-25 |
| 2A PALMERSTON STREET CAMBERWELL VIC 3124 | \$2,000,000 | 07-Aug-25 |

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 6 months.~~

This Statement of Information was prepared on: 27 October 2025



## 17 TYNE STREET CAMBERWELL VIC 3124

3 2 2

Sold Price **\$1,980,000** Sold Date **09-Sep-25**

Distance **1.09km**



## 4 EDDY STREET CAMBERWELL VIC 3124

3 2 2

Sold Price <sup>RS</sup> **\$1,916,000** <sup>UN</sup> Sold Date **02-Sep-25**

Distance **1.27km**



## 2A PALMERSTON STREET CAMBERWELL VIC 3124

3 2 2

Sold Price <sup>RS</sup> **\$2,000,000** Sold Date **07-Aug-25**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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