

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 Wilson Grove, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,640,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2025

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	45 Through Rd CAMBERWELL 3124	\$1,576,000	25/02/2026
2	2a Brynmawr Rd CAMBERWELL 3124	\$1,680,000	10/12/2025
3	6 Valley Pde GLEN IRIS 3146	\$1,635,000	06/12/2025

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:

14/03/2026 17:34



3 1 1

Property Type: House

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



45 Through Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,576,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 383 sqm approx



2a Brynmawr Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: House (Res)

Land Size: 209 sqm approx



6 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$1,635,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 342 sqm approx