

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

3/184 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/01/2026

to

31/03/2026

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	2/6 Yeovil Rd GLEN IRIS 3146	\$840,000	02/05/2026
2	2/184 Wattle Valley Rd CAMBERWELL 3124	\$800,000	25/03/2026
3	2/205 Wattle Valley Rd CAMBERWELL 3124	\$1,040,000	12/03/2026

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:

16/06/2026 14:22

3/184 Wattle Valley Road, Camberwell Vic 3124



Christopher Cain
9805 2900
0419 140 765
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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

March quarter 2026: \$995,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/6 Yeovil Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$840,000

Method: Private Sale

Date: 02/05/2026

Property Type: Unit



2/184 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 25/03/2026

Property Type: Unit



2/205 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$1,040,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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