

# 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

15 Mabel Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,900,000

### Median sale price

Median price \$2,435,500

Property Type House

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	37 Webster St CAMBERWELL 3124	\$4,008,888	15/03/2026
2	16 Callanish Rd CAMBERWELL 3124	\$4,170,000	22/11/2025
3	156 Highfield Rd CAMBERWELL 3124	\$4,200,000	01/11/2025

**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:

20/04/2026 15:27



5 4 2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,900,000  
**Median House Price**  
March quarter 2026: \$2,435,500

## Comparable Properties



37 Webster St CAMBERWELL 3124 (REI)

[Agent Comments](#)

5 4 3

**Price:** \$4,008,888  
**Method:** Expression of Interest  
**Date:** 15/03/2026  
**Property Type:** House (Res)



16 Callanish Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

5 5 2

**Price:** \$4,170,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx



156 Highfield Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

6 3 2

**Price:** \$4,200,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2025  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx