

# 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 8 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)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 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	198 Wattle Valley Rd CAMBERWELL 3124	\$2,380,000	05/12/2025
2	14 Mabel St CAMBERWELL 3124	\$2,280,000	27/11/2025
3	9 George St CAMBERWELL 3124	\$2,378,000	24/09/2025

**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: 17/02/2026 13:13



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
December quarter 2025: \$2,412,500

## Comparable Properties



198 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$2,380,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2025  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



14 Mabel St CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



9 George St CAMBERWELL 3124 (REI/VG)

Agent Comments



**Price:** \$2,378,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

Account - Marshall White | P: 03 9822 9999



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