

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 2/215 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Camberwell

Period - From 18/03/2025 to 17/03/2026 Source Property Data

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	43 Somers St BURWOOD 3125	\$1,690,000	29/11/2025
2	3/215 Highfield Rd CAMBERWELL 3124	\$1,600,000	26/11/2025
3	3/14 Hollsmoor Rd CAMBERWELL 3124	\$1,610,000	15/11/2025

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: 18/03/2026 12:05



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median Townhouse Price
18/03/2025 - 17/03/2026: \$1,500,000

Comparable Properties



43 Somers St BURWOOD 3125 (REI/VG)

Agent Comments

4 3 2

Price: \$1,690,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



3/215 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)



3/14 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$1,610,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)
Land Size: 210 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800