

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

Range between \$1,600,000

&

\$1,700,000

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	6 Valley Pde GLEN IRIS 3146	\$1,635,000	06/12/2025
2	1/21 St Johns Av CAMBERWELL 3124	\$1,720,000	09/11/2025
3	10 Bow Cr CAMBERWELL 3124	\$1,625,000	25/10/2025

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:

16/02/2026 11:16

Christopher Cain
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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2025: \$2,550,000



 3  1  1

Property Type: House

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



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



1/21 St Johns Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  2

Price: \$1,720,000

Method: Sold Before Auction

Date: 09/11/2025

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



10 Bow Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,625,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 288 sqm approx

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