

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 West Court, Camberwell Vic 3124

Indicative selling price

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

Range between \$4,900,000

&

\$5,100,000

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	31 Kalang Rd CAMBERWELL 3124	\$5,400,000	22/01/2026
2	37 Green St CAMBERWELL 3124	\$5,150,000	08/12/2025
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:

03/02/2026 14:07



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,900,000 - \$5,100,000

Median House Price

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

Comparable Properties



31 Kalang Rd CAMBERWELL 3124 (VG)

6 - -

Agent Comments

Price: \$5,400,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx



37 Green St CAMBERWELL 3124 (REI)

6 5 6

Agent Comments

Price: \$5,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 889 sqm approx



156 Highfield Rd CAMBERWELL 3124 (REI/VG)

6 3 2

Agent Comments

Price: \$4,200,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: House (Res)

Land Size: 734 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707