

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 3 West Court, Camberwell Vic 3124
Including suburb and postcode

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



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)



Price: \$5,400,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx

Agent Comments



37 Green St CAMBERWELL 3124 (REI)



Price: \$5,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 889 sqm approx

Agent Comments



156 Highfield Rd CAMBERWELL 3124 (REI/VG)



Price: \$4,200,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: House (Res)

Land Size: 734 sqm approx

Agent Comments

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