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	40 Webster Street, Camberwell Vic 3124

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,435,500 Property Type House Suburb Camberwell

Period - From 01/01/2026 to 31/03/2026 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	2 Thomas St CAMBERWELL 3124	$2,368,888	05/11/2025
2	5 Lansell Cr CAMBERWELL 3124	$2,470,000	28/03/2026
3	8 Mabel St CAMBERWELL 3124	$2,391,000	14/03/2026

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: 17/04/2026 15:12

40 Webster Street, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 | 0

Rooms: 5
Property Type: House
Land Size: 651.026 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2026: $2,435,500

Comparable Properties

2 Thomas St CAMBERWELL 3124 (REI)

4 | 2 | 3

Price: $2,368,888
Method:
Date: 05/11/2025
Property Type: House

Agent Comments

5 Lansell Cr CAMBERWELL 3124 (REI)

3 | 2 | 2

Price: $2,470,000
Method:
Date: 28/03/2026
Property Type: House

Agent Comments



8 Mabel St CAMBERWELL 3124 (REI)

5 | 2 | 2

Price: $2,391,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

Agent Comments

Account - Heavyside

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