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	160 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,650,000 & $2,900,000

Median sale price

Median price $2,457,500 Property Type House Suburb Camberwell

Period - From 25/03/2025 to 24/03/2026 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	36 Morey St CAMBERWELL 3124	$3,000,000	25/10/2025
2	29 Glen Iris Rd CAMBERWELL 3124	$2,850,000	10/12/2025
3	27 Sycamore St CAMBERWELL 3124	$3,375,000	21/03/2026

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: 25/03/2026 12:24

160 Wattle Valley Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments

Indicative Selling Price
$2,650,000 - $2,900,000
Median House Price
25/03/2025 - 24/03/2026: $2,457,500

Comparable Properties



36 Morey St CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $3,000,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



29 Glen Iris Rd CAMBERWELL 3124 (REI/VG)

3 2 4

Price: $2,850,000
Method: Private Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



27 Sycamore St CAMBERWELL 3124 (REI)

5 3 4

Price: $3,375,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Account - Heavyside

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