

# 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 494 Camberwell Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 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 Holly St CAMBERWELL 3124	\$2,300,000	01/04/2026
2	106 Wattle Valley Rd CAMBERWELL 3124	\$2,100,000	18/03/2026
3	942 Toorak Rd CAMBERWELL 3124	\$1,795,000	30/11/2025

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: 19/05/2026 11:23

494 Camberwell Road, Camberwell Vic 3124

Steven Zervas  
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 3    1    2

**Property Type:** House  
**Land Size:** 901 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending March 2026: \$2,452,500

## Comparable Properties



**2 Holly St CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 4    4    7

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 01/04/2026  
**Property Type:** House (Res)  
**Land Size:** 935 sqm approx



**106 Wattle Valley Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)

 3    2    1

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx



**942 Toorak Rd CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,795,000  
**Method:** Private Sale  
**Date:** 30/11/2025  
**Property Type:** House  
**Land Size:** 817 sqm approx

Account - Heavyside



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