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	4/11 OBERWYL ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$957,500	Property type	Unit	Suburb	Camberwell
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
3/184 WATTLE VALLEY ROAD EXTENSION CAMBERWELL VIC 3124	$845,000	23-Jun-26
4/228 HIGHFIELD ROAD CAMBERWELL VIC 3124	$900,000	31-May-26
3/10 GLENCAIRN AVENUE CAMBERWELL VIC 3124	$865,000	08-Aug-26

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 6 months.~~

This Statement of Information was prepared on: 28 August 2026

HEAVYSIDE Real Estate
P 03 9470 3390
M 0403 020 404
E admin@heavyside.co



3/184 WATTLE VALLEY ROAD EXTENSION CAMBERWELL VIC 3124

2 1 1

Sold Price **$845,000** Sold Date **23-Jun-26**

Distance **0.47km**



4/228 HIGHFIELD ROAD CAMBERWELL VIC 3124

2 2 1

Sold Price **$900,000** Sold Date **31-May-26**

Distance **0.21km**



3/10 GLENCAIRN AVENUE CAMBERWELL VIC 3124

2 1 1

Sold Price RS **$865,000** Sold Date **08-Aug-26**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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