

# 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

3/143 Fordham Avenue, Camberwell Vic 3124

### Indicative selling price

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

Single price

\$1,499,000

### Median sale price

Median price

\$1,443,500

Property Type

Townhouse

Suburb

Camberwell

Period - From

04/08/2024

to

03/08/2025

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	3/1051 Toorak Rd CAMBERWELL 3124	\$1,417,000	12/07/2025
2	1 Acheron Av CAMBERWELL 3124	\$1,520,000	07/04/2025
3	74 Gardiner Pde GLEN IRIS 3146	\$1,525,000	01/03/2025

**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:

04/08/2025 15:26



3   3   2

**Property Type:** townhouse  
**Land Size:** 220sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,499,000  
**Median Townhouse Price**  
04/08/2024 - 03/08/2025: \$1,443,500

## Comparable Properties



**3/1051 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,417,000  
**Method:** Auction Sale  
**Date:** 12/07/2025  
**Property Type:** Townhouse (Res)



**1 Acheron Av CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 07/04/2025  
**Property Type:** House  
**Land Size:** 300 sqm approx



**74 Gardiner Pde GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 224 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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