Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/143 Fordham Avenue, Camberwell Vic 3124
3/

Indicative selling price

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

Single price \$1,499,000

Median sale price

Median price \$1,443,500	Pro	operty Type Tow	nhouse	Suburb	Camberwell
Period - From 04/08/2024	to	03/08/2025	Source	Property	y 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

Add	dress 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 comparableproperties 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



JellisCraig









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)





Price: \$1,417,000 Method: Auction Sale Date: 12/07/2025

Property Type: Townhouse (Res)

Agent Comments



1 Acheron Av CAMBERWELL 3124 (REI/VG)

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

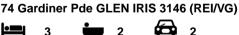






Agent Comments







Price: \$1,525,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 224 sqm approx **Agent Comments**

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





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