

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

1/143 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,695,000

&

\$1,850,000

Median sale price

Median price \$2,573,000

Property Type House

Suburb Camberwell

Period - From 01/04/2024

to 31/03/2025

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	3/10 Hollsmoor Rd CAMBERWELL 3124	\$1,735,000	23/06/2025
2	1/172 Wattle Valley Rd CAMBERWELL 3124	\$1,885,000	21/06/2025
3	1/911 Toorak Rd CAMBERWELL 3124	\$1,728,888	19/05/2025

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:

01/07/2025 12:54



4 3 2

Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Indicative Selling Price
\$1,695,000 - \$1,850,000
Median House Price
Year ending March 2025: \$2,573,000

Please note - Two separate titles for townhouse 1 & 3 - being sold individually

Comparable Properties



3/10 Hollsmoor Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$1,735,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)



1/172 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$1,885,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 416 sqm approx



1/911 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$1,728,888
Method: Private Sale
Date: 19/05/2025
Property Type: Townhouse (Single)
Land Size: 342 sqm approx

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

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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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$865,000

Property Type Unit

Suburb Camberwell

Period - From 01/04/2024

to

31/03/2025

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		
3		

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:

04/07/2025 14:56



3 3 2

Rooms: 2
Property Type: Townhouse
Land Size: 140 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median Unit Price
Year ending March 2025: \$865,000

Please note - Two separate titles for townhouse 1 & 3 - being sold individually

Comparable Properties

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.

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



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