

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

139 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Camberwell

Period - From 01/04/2025

to

30/06/2025

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	134 Fordham Av CAMBERWELL 3124	\$2,170,000	05/07/2025
2	5 Garden Rd CAMBERWELL 3124	\$2,230,000	17/05/2025
3	88 Fordham Av CAMBERWELL 3124	\$2,280,000	22/02/2025

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:

14/07/2025 15:46



 3  1  2

Property Type: House

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



134 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 3  2  4

Price: \$2,170,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 839 sqm approx



5 Garden Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$2,230,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 701 sqm approx



88 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,280,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 697 sqm approx