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

G04/594 Riversdale Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	ov.au/	underquot	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	22/07/2024	to	21/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	204/6 Butler St CAMBERWELL 3124	\$486,000	31/05/2025
2	G13/35 Camberwell Rd HAWTHORN EAST 3123	\$485,000	06/05/2025
3	409/138 Camberwell Rd HAWTHORN EAST 3123	\$480,000	17/04/2025

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:

22/07/2025 10:57





Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** 22/07/2024 - 21/07/2025: \$730,000

Comparable Properties



204/6 Butler St CAMBERWELL 3124 (REI) 6 de la



Price: \$486,000 Method: Auction Sale Date: 31/05/2025 Property Type: Apartment

Agent Comments

Similar in age however does not have courtyard and in a larger development

G13/35 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

1

1

Price: \$485,000 Method: Private Sale Date: 06/05/2025 Property Type: Apartment Newer however does not have

courtyard and in a larger development



409/138 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 17/04/2025 Property Type: Apartment Agent Comments

Similar in age however does not have courtyard and in a larger development

Account - Marshall White | P: 03 9822 9999



propertydata

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