

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 consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$520,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Camberwell

Period - From 22/07/2024

to

21/07/2025

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	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)



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)



Price: \$485,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment

Agent Comments

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