

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

78 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,795,000

Median sale price

Median price

\$2,665,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2025

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	130 Rowell Av CAMBERWELL 3124	\$2,550,000	01/06/2025
2	3 Hartwell Hill Rd CAMBERWELL 3124	\$2,762,000	24/05/2025
3	96 Glen Iris Rd GLEN IRIS 3146	\$2,775,000	31/03/2025

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:

23/06/2025 09:39



5
 3
 2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$2,795,000

Median House Price

March quarter 2025: \$2,665,000

Comparable Properties



130 Rowell Av CAMBERWELL 3124 (REI)

Agent Comments

4
 3
 2

Price: \$2,550,000

Method: Private Sale

Date: 01/06/2025

Property Type: House (Res)



3 Hartwell Hill Rd CAMBERWELL 3124 (REI)

Agent Comments

4
 2
 2

Price: \$2,762,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 860 sqm approx



96 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

5
 3
 2

Price: \$2,775,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 836 sqm approx

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