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

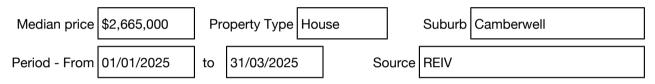
78 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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Single price \$2,795,000

Median sale price



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.

Add	dress 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









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) 140 Rowell Av Camber Ave Camber	Agent Comments
3 Hartwell Hill Rd CAMBERWELL 3124 (REI) 4 2 2 2 Price: \$2,762,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 860 sqm approx	Agent Comments
96 Glen Iris Rd GLEN IRIS 3146 (REI) 5 3 2 Price: \$2,775,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 836 sqm approx	Agent Comments

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



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