Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

801-803 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,650,000	&	\$2,800,000
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Median sale price

Median price	\$2,573,000	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/04/2024	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

	aress of comparable property	1 1100	Date of Sale
1	20 Balwyn Rd CANTERBURY 3126	\$2,905,000	26/02/2025
2	431 Camberwell Rd CAMBERWELL 3124	\$2,350,000	25/12/2024
3	241 Highfield Rd CAMBERWELL 3124	\$2,800,000	16/12/2024

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:	16/06/2025 11:23
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Date of sale











Property Type: House (Previously Occupied - Detached) **Agent Comments**

Indicative Selling Price \$2,650,000 - \$2,800,000 **Median House Price** Year ending March 2025: \$2,573,000

Comparable Properties



20 Balwyn Rd CANTERBURY 3126 (REI)

Price: \$2,905,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 961 sqm approx **Agent Comments**



431 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments

Price: \$2,350,000 Method: Private Sale Date: 25/12/2024 Property Type: House Land Size: 920 sqm approx



241 Highfield Rd CAMBERWELL 3124 (REI/VG)

Price: \$2,800,000 Method: Private Sale

Date: 16/12/2024 Property Type: House Land Size: 1022 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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