

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

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

Median sale price

Median price \$2,573,000 Property 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	Price	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



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)

Agent Comments



Price: \$2,905,000

Method: Private Sale

Date: 26/02/2025

Property Type: House

Land Size: 961 sqm approx



431 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



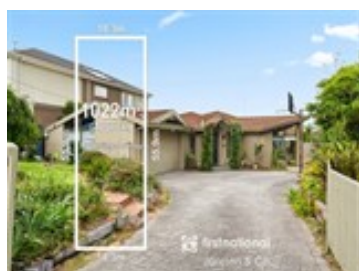
Price: \$2,350,000

Method: Private Sale

Date: 25/12/2024

Property Type: House

Land Size: 920 sqm approx



241 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



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