

# 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

4/143 Fordham Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,417,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

05/08/2024

to

04/08/2025

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 | 1/946 Riversdale Rd SURREY HILLS 3127 | \$1,525,000 | 22/06/2025   |
| 2 | 4/215 Highfield Rd CAMBERWELL 3124    | \$1,632,800 | 20/06/2025   |
| 3 | 1/15 Edwards St BURWOOD 3125          | \$1,630,000 | 16/06/2025   |

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:

05/08/2025 12:53



4 3 2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Townhouse Price**  
05/08/2024 - 04/08/2025: \$1,417,000

## Comparable Properties



**1/946 Riversdale Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 22/06/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 209 sqm approx



**4/215 Highfield Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,632,800  
**Method:** Sold Before Auction  
**Date:** 20/06/2025  
**Property Type:** Townhouse (Res)



**1/15 Edwards St BURWOOD 3125 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 16/06/2025  
**Property Type:** House

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



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