

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

139 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$2,580,000

Property Type

House

Suburb

Camberwell

Period - From

01/04/2025

to

30/06/2025

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	4 Regent St CAMBERWELL 3124	\$2,200,000	30/07/2025
2	134 Fordham Av CAMBERWELL 3124	\$2,170,000	05/07/2025
3	5 Garden Rd CAMBERWELL 3124	\$2,230,000	17/05/2025

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:

04/09/2025 14:28

Christopher Cain

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Indicative Selling Price

\$2,200,000

Median House Price

June quarter 2025: \$2,580,000



3 1 2

Property Type: House

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



4 Regent St CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,200,000

Method: Private Sale

Date: 30/07/2025

Property Type: House

Land Size: 949 sqm approx



134 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 4

Price: \$2,170,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 839 sqm approx



5 Garden Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,230,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 701 sqm approx

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