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	139 Fordham Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

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	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/04/2025	to	30/06/2025	9	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$2,200,000 **Median House Price**

June quarter 2025: \$2,580,000



Property Type: House Land Size: 876 sqm approx **Agent Comments**

Comparable Properties



4 Regent St CAMBERWELL 3124 (REI)

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)

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Price: \$2,170,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 839 sqm approx

Agent Comments

Agent Comments



5 Garden Rd CAMBERWELL 3124 (REI)





Price: \$2,230,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 701 sqm approx **Agent Comments**

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