

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

5 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$2,435,500

Property Type

House

Suburb

Camberwell

Period - From

01/01/2026

to

31/03/2026

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	11 Boronia St CANTERBURY 3126	\$2,570,000	11/04/2026
2	26 Canterbury Rd CAMBERWELL 3124	\$2,740,000	14/03/2026
3	660 Riversdale Rd CAMBERWELL 3124	\$2,760,000	10/03/2026

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:

05/05/2026 14:24



4 3 2

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



11 Boronia St CANTERBURY 3126 (REI)

Agent Comments

3 1 1

Price: \$2,570,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 650 sqm approx



26 Canterbury Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$2,740,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 735 sqm approx



660 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$2,760,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 720 sqm approx