

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

144 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

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	946 Toorak Rd CAMBERWELL 3124	\$1,896,000	14/02/2026
2	3/20 Cornell St CAMBERWELL 3124	\$1,783,000	21/02/2026
3	47 Somerset Rd GLEN IRIS 3146	\$1,735,000	07/04/2026

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:

14/04/2026 11:37

144 Fordham Avenue, Camberwell Vic 3124

JellisCraig

Campbell Ward

03 9810 5070

0402 124 939

campbellward@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2026: \$2,435,500

 3  2  2

Property Type: House (Res)

Agent Comments



Comparable Properties



946 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$1,896,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 378 sqm approx



3/20 Cornell St CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$1,783,000

Method: Private Sale

Date: 21/02/2026

Property Type: Townhouse (Single)



47 Somerset Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,735,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

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



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