

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

147 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,452,500

Property Type House

Suburb Camberwell

Period - From 01/04/2025

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	1002 Toorak Rd CAMBERWELL 3124	\$2,020,000	31/03/2026
2	22 French St CAMBERWELL 3124	\$2,005,000	28/03/2026

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:

15/04/2026 12:54

147 Fordham Avenue, Camberwell Vic 3124

JellisCraig

Jonathon O'Donoghue

03 9810 5000

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending March 2026: \$2,452,500



3 1 3

Rooms: 5

Property Type: House (Res)

Land Size: 727sqm approx

Comparable Properties



1002 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$2,020,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 700 sqm approx



22 French St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,005,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 790 sqm approx



2 Darling Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 1

Price: \$1,970,000

Method: Sold Before Auction

Date: 29/10/2025

Property Type: House (Res)

Land Size: 651 sqm approx

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



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