

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

3/604 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/04/2026

to

30/06/2026

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	13/183 Auburn Rd HAWTHORN 3122	\$566,000	20/07/2026
2	8/24 Auburn Gr HAWTHORN EAST 3123	\$585,000	11/08/2026
3	2/243 Riversdale Rd HAWTHORN EAST 3123	\$570,000	27/07/2026

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:

29/09/2026 12:58

3/604 Riversdale Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

June quarter 2026: \$805,000

Comparable Properties



13/183 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$566,000

Method: Private Sale

Date: 20/07/2026

Property Type: Apartment



8/24 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 11/08/2026

Property Type: Apartment



2/243 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$570,000

Method: Private Sale

Date: 27/07/2026

Property Type: Unit

Account - Heavyside



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