

# 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

539 Camberwell Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$2,587,500

Property Type House

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 | 90 Fordham Av CAMBERWELL 3124  | \$2,100,000 | 03/05/2026   |
| 2 | 1002 Toorak Rd CAMBERWELL 3124 | \$2,020,000 | 31/03/2026   |
| 3 | 8 Georgina Pde CAMBERWELL 3124 | \$2,110,000 | 14/03/2026   |

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:

19/08/2026 09:18



 4  2  3

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
June quarter 2026: \$2,587,500

## Comparable Properties



**90 Fordham Av CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

 3  2  2

**Price:** \$2,100,000  
**Method:** Sold After Auction  
**Date:** 03/05/2026  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx



**1002 Toorak Rd CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

 4  2  3

**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**8 Georgina Pde CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx