

# 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

78 Fordham Avenue, 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

\$2,400,000

&

\$2,600,000

### Median sale price

Median price

\$2,665,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2025

to

31/03/2025

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	464 Burke Rd CAMBERWELL 3124	\$2,500,000	29/03/2025
2	2 Park Rd GLEN IRIS 3146	\$2,605,000	17/03/2025
3	7 Hollsmoor Rd CAMBERWELL 3124	\$2,470,000	15/02/2025

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:

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5 3 2

Property Type: House

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
March quarter 2025: \$2,665,000

## Comparable Properties



464 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



2 Park Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

**Price:** \$2,605,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2025  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



7 Hollsmoor Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

**Price:** \$2,470,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx

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