# 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									
Range betwee	\$2,400,000		&		\$2,600,000				
Median sale price									
Median price	\$2,665,000	Pro	operty Type	Hous	se		Suburb	Camberwell	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress 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:

27/05/2025 11:47









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
2 Park Rd GLEN IRIS 3146 (REI) 4 2 3 Price: \$2,605,000 Method: Sold Before Auction Date: 17/03/2025 Property Type: House (Res) Land Size: 648 sqm approx	Agent Comments
7 Hollsmoor Rd CAMBERWELL 3124 (REI/VG) 4  3  2 Price: \$2,470,000 Method: Auction Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 605 sqm approx	Agent Comments

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



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