Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 801-803 Riversdale Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,700,000		&		\$2,900,000				
Median sale price									
Median price	\$2,665,000	Pro	Property Type Hou		use		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Balwyn Rd CANTERBURY 3126	\$2,905,000	26/02/2025
2	241 Highfield Rd CAMBERWELL 3124	\$2,800,000	16/12/2024
3			

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:

14/05/2025 16:24







Property Type: House (Previously Occupied - Detached) Land Size: 1805 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price March quarter 2025: \$2,665,000

Comparable Properties

20 Balwyn Rd CANTERBURY 3126 (REI) 4 2 2 2 Price: \$2,905,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 961 sqm approx	Agent Comments
241 Highfield Rd CAMBERWELL 3124 (REI/VG) 4 3 2 Price: \$2,800,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 1022 sqm approx	Agent Comments

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.

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