

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

88 Fairmont Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

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	21 Nicholsdale Rd CAMBERWELL 3124	\$1,850,000	01/07/2026
2	25 Lofty Av CAMBERWELL 3124	\$1,900,000	18/04/2026
3	216 Highfield Rd CAMBERWELL 3124	\$1,710,000	03/04/2026

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:

13/07/2026 15:37

88 Fairmont Avenue, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 1 2

Property Type: House (Res)

Land Size: 694 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

June quarter 2026: \$2,587,500

Comparable Properties



21 Nicholsdale Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 788 sqm approx



25 Loftly Av CAMBERWELL 3124 (REI)

Agent Comments

4 1 1

Price: \$1,900,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)



216 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 3

Price: \$1,710,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 778 sqm approx

Account - Heavyside



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