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 between $2,600,000 & $2,800,000

Median sale price

Median price $2,590,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 30/09/2025 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	24 Cornell St CAMBERWELL 3124	$2,720,000	02/10/2025
2	5 Bethela St CAMBERWELL 3124	$2,750,000	16/08/2025
3	3 Hartwell Hill Rd CAMBERWELL 3124	$2,762,000	24/05/2025

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: 09/10/2025 11:45

78 Fordham Avenue, Camberwell Vic 3124

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



4 3 3

Rooms: 6
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



24 Cornell St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,720,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 943 sqm approx

Agent Comments



5 Bethela St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,750,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments



3 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,762,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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