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	1/604 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $510,000 & $550,000

Median sale price

Median price $836,000 Property Type Unit Suburb Camberwell

Period - From 27/08/2023 to 26/08/2024 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	23/995 Burke Rd CAMBERWELL 3124	$540,000	23/05/2024
2	15/352 Auburn Rd HAWTHORN 3122	$530,000	07/03/2024
3	217/1101 Toorak Rd CAMBERWELL 3124	$510,000	04/03/2024

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: 27/08/2024 12:54

1/604 Riversdale Road, Camberwell Vic 3124

Greg Bowring
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2 1 1

Property Type: Apartment
Land Size: 96 sqm approx

Agent Comments

Indicative Selling Price
$510,000 - $550,000
Median Unit Price
27/08/2023 - 26/08/2024: $836,000

Comparable Properties



23/995 Burke Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 23/05/2024
Property Type: Unit

Agent Comments



15/352 Auburn Rd HAWTHORN 3122 (REI/VG)

2 1 -

Price: $530,000
Method: Private Sale
Date: 07/03/2024
Property Type: Apartment

Agent Comments



217/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

2 2 1

Price: $510,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit

Agent Comments

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