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	6 Fermanagh Road, Camberwell Vic 3124

Indicative selling price

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

Range between $4,500,000 & $4,800,000

Median sale price

Median price $2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 to 31/12/2025 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	19 Rubens Gr CANTERBURY 3126	$4,680,000	17/03/2026
2	8 Wentworth Av CANTERBURY 3126	$4,780,000	13/03/2026
3	155 Victoria Rd HAWTHORN EAST 3123	$4,675,000	08/11/2025

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: 05/04/2026 11:45

6 Fermanagh Road, Camberwell Vic 3124

JellisCraig

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$4,500,000 - $4,800,000
Median House Price
December quarter 2025: $2,412,500

Comparable Properties



19 Rubens Gr CANTERBURY 3126 (REI)

4 3 6

Price: $4,680,000
Method: Expression of Interest
Date: 17/03/2026
Property Type: House (Res)

Agent Comments



8 Wentworth Av CANTERBURY 3126 (REI/VG)

5 4 2

Price: $4,780,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



155 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

5 3 2

Price: $4,675,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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