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	7 Fairview Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $2,470,000 Property Type House Suburb Camberwell

Period - From 08/05/2025 to 07/05/2026 Source Property Data

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	25 Lofty Av CAMBERWELL 3124	$1,900,000	18/04/2026
2	216 Highfield Rd CAMBERWELL 3124	$1,710,000	03/04/2026
3	9 Keltie St GLEN IRIS 3146	$1,910,000	19/03/2026

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: 08/05/2026 09:30

7 Fairview Avenue, Camberwell Vic 3124



Property Type:
Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
08/05/2025 - 07/05/2026: $2,470,000

Comparable Properties



25 Lofty Av CAMBERWELL 3124 (REI)

4 | 1 | 1

Price: $1,900,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



216 Highfield Rd CAMBERWELL 3124 (REI)

3 | 1 | 3

Price: $1,710,000
Method: Private Sale
Date: 03/04/2026
Property Type: House

Agent Comments



9 Keltie St GLEN IRIS 3146 (REI/VG)

3 | 1 | 2

Price: $1,910,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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