

# 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 Fordham Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$2,580,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2023

to

30/09/2024

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	84 Glen Iris Rd GLEN IRIS 3146	\$2,150,000	07/12/2024
2	6 Wilson Gr CAMBERWELL 3124	\$2,120,000	09/11/2024
3	8 Lockhart St CAMBERWELL 3124	\$2,200,000	12/10/2024

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:

09/12/2024 16:23



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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending September 2024: \$2,580,000



4   2   4

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 697 sqm approx

## Comparable Properties



**84 Glen Iris Rd GLEN IRIS 3146 (REI)**

Agent Comments

4   2   4

**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx



**6 Wilson Gr CAMBERWELL 3124 (REI)**

Agent Comments

3   2   1

**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)



**8 Lockhart St CAMBERWELL 3124 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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