

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

2/596 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price

\$707,000

Property Type

Unit

Suburb

Camberwell

Period - From

25/02/2024

to

24/02/2025

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	6/183 Auburn Rd HAWTHORN 3122	\$560,500	22/02/2025
2	8/5 St Johns Av CAMBERWELL 3124	\$578,000	26/09/2024
3	1/604 Riversdale Rd CAMBERWELL 3124	\$540,000	31/08/2024

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:

25/02/2025 11:23

2/596 Riversdale Road, Camberwell Vic 3124



Abby Gwynne
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Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

25/02/2024 - 24/02/2025: \$707,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



6/183 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$560,500

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



8/5 St Johns Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$578,000

Method: Private Sale

Date: 26/09/2024

Property Type: Unit



1/604 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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