# 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
9810 5000
0478 026 780
AbbyGwynne@jelliscraig.com.au

**2** | **1** | **1**

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$540,000 - $580,000
**Median Unit Price**
25/02/2024 - 24/02/2025: $707,000

# Comparable Properties

### 6/183 Auburn Rd HAWTHORN 3122 (REI)

**2** | **1** | **1**

**Price:** $560,500
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** Unit

Agent Comments

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

**2** | **1** | **1**

**Price:** $578,000
**Method:** Private Sale
**Date:** 26/09/2024
**Property Type:** Unit

Agent Comments

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

**2** | **1** | **1**

**Price:** $540,000
**Method:** Auction Sale
**Date:** 31/08/2024
**Property Type:** Apartment

Agent Comments

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