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	3/143 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price	$1,375,000

Median sale price

Median price	$1,431,000	Property Type	Townhouse	Suburb	Camberwell
Period - From	10/09/2024	to	09/09/2025	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	3/1051 Toorak Rd CAMBERWELL 3124	$1,417,000	12/07/2025
2	2/4 George St CAMBERWELL 3124	$1,445,000	10/05/2025
3	64 Ellsworth Cr CAMBERWELL 3124	$1,325,000	20/03/2025

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: 10/09/2025 17:04

JellisCraig



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,375,000
Median Townhouse Price
10/09/2024 - 09/09/2025: $1,431,000

Comparable Properties



3/1051 Toorak Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,417,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)

Agent Comments



2/4 George St CAMBERWELL 3124 (REI/VG)

3 2 4

Price: $1,445,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments



64 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,325,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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