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	13/700 RIVERSDALE ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$877,000	Property type	Unit	Suburb	Camberwell
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
5/700 RIVERSDALE ROAD CAMBERWELL VIC 3124	$930,000	23-Aug-25
1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124	$727,500	17-May-25
3/109 THROUGH ROAD CAMBERWELL VIC 3124	$740,000	02-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 September 2025

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5/700 RIVERSDALE ROAD CAMBERWELL VIC 3124

2 1 1

Sold Price RS **$930,000** Sold Date **23-Aug-25**

Distance **0km**



1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124

- - 1

Sold Price **$727,500** Sold Date **17-May-25**

Distance **1.24km**



3/109 THROUGH ROAD CAMBERWELL VIC 3124

2 1 1

Sold Price **$740,000** Sold Date **02-May-25**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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