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	6/698 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Camberwell

Period - From 08/10/2024 to 07/10/2025 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	4/30 Nevis St CAMBERWELL 3124	$1,050,000	21/06/2025
2	2/253 Highfield Rd CAMBERWELL 3124	$1,100,000	24/05/2025
3	5/59-61 Athelstan Rd CAMBERWELL 3124	$1,245,000	26/04/2025

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: 08/10/2025 09:52

6/698 Riversdale Road, Camberwell Vic 3124

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3 1 1

Property Type: Townhouse

Agent Comments

Tucked away at the rear of a boutique group of just six, this distinctive residence with house-like proportions presents an exceptional opportunity to secure a foothold in one of Melbourne's most coveted suburbs.

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
08/10/2024 - 07/10/2025: $1,500,000

Comparable Properties



4/30 Nevis St CAMBERWELL 3124 (REI)

3 1 2

Price: $1,050,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit

Agent Comments



2/253 Highfield Rd CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $1,100,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments



5/59-61 Athelstan Rd CAMBERWELL 3124 (REI)

3 1 1

Price: $1,245,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Unit

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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