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	1/2 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price $2,185,000

Median sale price

Median price $2,590,000 Property Type House Suburb Camberwell

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	3/60a Pleasant Rd HAWTHORN EAST 3123	$2,159,000	20/09/2025
2	10 Amelia St CAMBERWELL 3124	$2,080,000	10/09/2025
3	2/172 Prospect Hill Rd CANTERBURY 3126	$2,150,000	27/08/2025

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: 26/11/2025 15:39

1/2 Fordham Avenue, Camberwell Vic 3124



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,185,000
Median House Price
Year ending September 2025: $2,590,000

Comparable Properties



3/60a Pleasant Rd HAWTHORN EAST 3123 (REI)

4 3 3

Price: $2,159,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



10 Amelia St CAMBERWELL 3124 (REI)

4 3 2

Price: $2,080,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 340 sqm approx

Agent Comments



2/172 Prospect Hill Rd CANTERBURY 3126 (REI)

4 4 2

Price: $2,150,000
Method: Private Sale
Date: 27/08/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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