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<br>Including suburb and postcode | 24 Fairview Avenue, Camberwell Vic 3124 |

## Indicative selling price

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

Range between $1,900,000 & $2,090,000

## Median sale price

Median price $2,450,000 Property Type House Suburb Camberwell

Period - From 01/07/2025 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 Culliton Rd CAMBERWELL 3124 | $1,900,000 | 22/10/2025 |
| 2 | 31 Fairview Av CAMBERWELL 3124 | $2,000,000 | 18/06/2025 |
| 3 | 7 West Ct CAMBERWELL 3124 | $2,100,000 | 10/10/2025 |

**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: 27/10/2025 14:03

# 24 Fairview Avenue, Camberwell Vic 3124

Jesse Matthews
0413 197 905
jesse.matthews@marshallwhite.com.au



4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,900,000 - $2,090,000
**Median House Price**
September quarter 2025: $2,450,000

## Comparable Properties



### 3 Culliton Rd CAMBERWELL 3124 (REI)

3 1 2

**Price:** $1,900,000
**Method:** Sold Before Auction
**Date:** 22/10/2025
**Property Type:** House (Res)
**Land Size:** 557 sqm approx

Agent Comments



### 31 Fairview Av CAMBERWELL 3124 (VG)

3 - -

**Price:** $2,000,000
**Method:** Sale
**Date:** 18/06/2025
**Property Type:** House (Res)
**Land Size:** 613 sqm approx

Agent Comments



### 7 West Ct CAMBERWELL 3124 (REI)

4 2 4

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 10/10/2025
**Property Type:** House (Res)
**Land Size:** 591 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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