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	1/615 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	591 Riversdale Rd CAMBERWELL 3124	$2,410,000	13/06/2025
2	22 Irilbarra Rd CANTERBURY 3126	$2,328,888	25/10/2025
3	74 St Helens Rd HAWTHORN EAST 3123	$2,210,000	19/09/2025

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 13:36

1/615 Riversdale Road, Camberwell Vic 3124

JellisCraig

Toby Parker
0413581104
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
September quarter 2025: $2,450,000

Comparable Properties



591 Riversdale Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $2,410,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 649 sqm approx

Agent Comments



22 Irilbarra Rd CANTERBURY 3126 (REI)

4 2 2

Price: $2,328,888
Method: Auction Sale
Date: 25/10/2025
Property Type: House

Agent Comments



74 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,210,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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