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	1/698 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $825,000 Property Type Unit 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	6/6 Balwyn Rd CANTERBURY 3126	$988,000	18/10/2025
2	6/698 Riversdale Rd CAMBERWELL 3124	$1,171,000	16/10/2025
3	4/30 Nevis St CAMBERWELL 3124	$1,050,000	21/06/2025

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 19:57

1/698 Riversdale Road, Camberwell Vic 3124

Karen Chung
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3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2025: $825,000

Comparable Properties



6/6 Balwyn Rd CANTERBURY 3126 (REI)

3 1 2

Price: $988,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments



6/698 Riversdale Rd CAMBERWELL 3124 (REI/VG)

3 1 1

Price: $1,171,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Townhouse (Res)

Agent Comments

Unit 6 is located at the rear of the block and it is a dual level home



4/30 Nevis St CAMBERWELL 3124 (REI/VG)

3 1 2

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

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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