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	102/578 Riversdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $850,000 Property Type Unit 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.~~

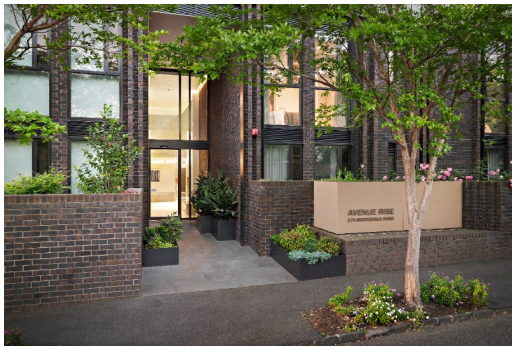
	Address of comparable property	Price	Date of sale
1	1303/480 Riversdale Rd HAWTHORN EAST 3123	$1,820,000	31/10/2025
2	204/2 Gascoyne St CANTERBURY 3126	$2,065,000	03/10/2025
3			

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: 11/11/2025 13:20

102/578 Riversdale Road, Camberwell Vic 3124



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median Unit Price
Year ending September 2025: $850,000

Comparable Properties



1303/480 Riversdale Rd HAWTHORN EAST 3123 (REI)

3 2 4

Price: $1,820,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments



204/2 Gascoyne St CANTERBURY 3126 (REI)

3 2 2

Price: $2,065,000
Method: Private Sale
Date: 03/10/2025
Property Type: Apartment

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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