

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 5 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

Single price \$2,695,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Camberwell

Period - From 01/01/2025

to 31/12/2025

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	26 Canterbury Rd CAMBERWELL 3124	\$2,740,000	14/03/2026
2	660 Riversdale Rd CAMBERWELL 3124	\$2,760,000	10/03/2026
3	78 Fordham Av CAMBERWELL 3124	\$2,725,000	15/12/2025

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:

21/03/2026 17:55

Christopher Cain
9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$2,695,000

Median House Price

Year ending December 2025: \$2,550,000



 4  3  2

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



26 Canterbury Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  4

Price: \$2,740,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 735 sqm approx



660 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  3  2

Price: \$2,760,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 720 sqm approx



78 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4  3  3

Price: \$2,725,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999