

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

147 Fordham Avenue, Camberwell Vic 3124

Indicative selling price

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

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

Median sale price

Median price \$2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 to 31/03/2026 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	90 Fordham Av CAMBERWELL 3124	\$2,100,000	03/05/2026
2	22 French St CAMBERWELL 3124	\$2,005,000	28/03/2026
3	9 Keltie St GLEN IRIS 3146	\$1,910,000	19/03/2026

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:

03/06/2026 09:26



Property Type: House
Land Size: 727 sqm approx
Agent Comments

Comparable Properties



90 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,100,000
Method: Sold After Auction
Date: 03/05/2026
Property Type: House (Res)
Land Size: 532 sqm approx



22 French St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,005,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 790 sqm approx



9 Keltie St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,910,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx