

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

10/5 Fermanagh Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$880,000 & \$920,000

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	5/845 Burwood Rd HAWTHORN EAST 3123	\$821,500	06/02/2026
2	8/1 Cookson St CAMBERWELL 3124	\$875,000	23/01/2026
3	5/348 Riversdale Rd HAWTHORN EAST 3123	\$868,000	29/11/2025

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:

27/03/2026 12:11

10/5 Fermanagh Road, Camberwell Vic 3124

Wendy Zhou
0420 824 677
wendy@heavyside.co



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



5/845 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$821,500
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



8/1 Cookson St CAMBERWELL 3124 (REI)

Agent Comments

2 1 -

Price: \$875,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment



5/348 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$868,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Apartment

Account - Heavyside



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