

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

Range between \$2,500,000 & \$2,700,000

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	78 Fordham Av CAMBERWELL 3124	\$2,725,000	15/12/2025
2	20 Killarra Av CAMBERWELL 3124	\$2,550,000	12/12/2025
3	24 Warburton Rd CANTERBURY 3126	\$2,601,000	19/11/2025

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:

23/02/2026 15:05



Rooms: 2

Property Type: House

Agent Comments

Comparable Properties



78 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,725,000

Method: Private Sale

Date: 15/12/2025

Property Type: House



20 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,550,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 725 sqm approx



24 Warburton Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,601,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: House (Res)

Land Size: 650 sqm approx

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