

# 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

2 Fairview Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$2,520,000

Property Type

House

Suburb

Camberwell

Period - From

28/04/2024

to

27/04/2025

Source

Property Data

### 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	9 Fairview Av CAMBERWELL 3124	\$1,950,000	22/02/2025
2	19 Callanish Rd CAMBERWELL 3124	\$1,820,000	23/12/2024
3	37 Hunter Rd CAMBERWELL 3124	\$1,760,000	17/12/2024

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:

28/04/2025 09:42

2 Fairview Avenue, Camberwell Vic 3124

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



5 2 2

Property Type: House (Res)  
Land Size: 611 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,700,000 - \$1,870,000  
Median House Price  
28/04/2024 - 27/04/2025: \$2,520,000

## Comparable Properties



9 Fairview Av CAMBERWELL 3124 (REI)

Agent Comments

4 1 3

Price: \$1,950,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: House (Res)



19 Callanish Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,820,000  
Method: Private Sale  
Date: 23/12/2024  
Property Type: House  
Land Size: 532 sqm approx



37 Hunter Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 2

Price: \$1,760,000  
Method: Auction Sale  
Date: 17/12/2024  
Property Type: House (Res)  
Land Size: 555 sqm approx

Account - Heavyside



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