

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

13/700 RIVERSDALE ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

5/700 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$930,000	23-Aug-25
1/870 RIVERSDALE ROAD CAMBERWELL VIC 3124	\$727,500	17-May-25
3/109 THROUGH ROAD CAMBERWELL VIC 3124	\$740,000	02-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 September 2025


**5/700 RIVERSDALE ROAD
CAMBERWELL VIC 3124**

 2
  1
  1

Sold Price

^{RS}
\$930,000

Sold Date

23-Aug-25

Distance

0km

**1/870 RIVERSDALE ROAD
CAMBERWELL VIC 3124**

 -
  -
  1

Sold Price

\$727,500

Sold Date

17-May-25

Distance

1.24km

**3/109 THROUGH ROAD
CAMBERWELL VIC 3124**

 2
  1
  1

Sold Price

\$740,000

Sold Date

02-May-25

Distance

1.81km
RS = Recent sale

UN = Undisclosed Sale

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