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	104/594 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~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	Unit	Suburb	Camberwell
Period-from	01 Dec 2024	to	30 Nov 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
G07/50 SEYMOUR GROVE CAMBERWELL VIC 3124	$770,000	01-Sep-25
107/994 TOORAK ROAD CAMBERWELL VIC 3124	$650,000	23-Oct-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: 15 December 2025

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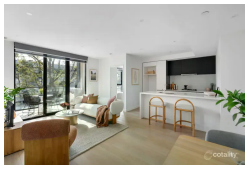


G07/50 SEYMOUR GROVE CAMBERWELL VIC 3124

2 1 -

Sold Price **$770,000** Sold Date **01-Sep-25**

Distance **0.58km**



107/994 TOORAK ROAD CAMBERWELL VIC 3124

2 2 1

Sold Price **$650,000** Sold Date **23-Oct-25**

Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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