

# 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

7 Orange Grove, Camberwell Vic 3124

### Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,452,500 Property Type House Suburb Camberwell

Period - From 01/04/2025 to 31/03/2026 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	60 Fordham Av CAMBERWELL 3124	\$2,710,000	30/04/2026
2	78 Fordham Av CAMBERWELL 3124	\$2,725,000	15/12/2025
3	41 Florizel St GLEN IRIS 3146	\$2,750,000	20/11/2025

**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: 16/05/2026 07:50



 5   
  2   
  4

**Property Type:** House  
**Land Size:** 609 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,750,000  
**Median House Price**  
 Year ending March 2026: \$2,452,500

## Comparable Properties



60 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4   
  2   
  1

**Price:** \$2,710,000  
**Method:** Private Sale  
**Date:** 30/04/2026  
**Property Type:** House  
**Land Size:** 673 sqm approx



78 Fordham Av CAMBERWELL 3124 (REI)

Agent Comments

 4   
  3   
  3

**Price:** \$2,725,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House



41 Florizel St GLEN IRIS 3146 (REI/VG)

Agent Comments

 5   
  3   
  2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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