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	10 Callanish Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,435,500 Property Type House Suburb Camberwell

Period - From 01/01/2026 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	30 Middlesex Rd SURREY HILLS 3127	$2,777,000	28/02/2026
2	7 Hillside Pde GLEN IRIS 3146	$2,735,000	14/11/2025
3			

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: 11/05/2026 12:25

10 Callanish Road, Camberwell Vic 3124

Tim Heavyside
94703390
0403020404
tim@heavyside.co



5 2 2

Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
March quarter 2026: $2,435,500

Comparable Properties

30 Middlesex Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,777,000
Method:
Date: 28/02/2026
Property Type: House

Agent Comments



7 Hillside Pde GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,735,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments

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.

Account - Heavyside

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