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	18 Callanish Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,587,500 Property Type House Suburb Camberwell

Period - From 01/04/2026 to 30/06/2026 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	37 Somerset Rd GLEN IRIS 3146	$2,525,000	30/06/2026
2	104 Glyndon Rd CAMBERWELL 3124	$2,300,000	27/03/2026
3	8 Mabel St CAMBERWELL 3124	$2,391,000	14/03/2026

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: 31/07/2026 10:48

18 Callanish Road, Camberwell Vic 3124

Desiree Wakim
8862 4926
0412 336 266
desiree.wakim@marshallwhite.com.au



4 2 2

Property Type: House
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2026: $2,587,500

Comparable Properties



37 Somerset Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,525,000
Method: Private Sale
Date: 30/06/2026
Property Type: House (Res)
Land Size: 929 sqm approx

Agent Comments



104 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 3 4

Price: $2,300,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



8 Mabel St CAMBERWELL 3124 (REI/VG)

5 2 2

Price: $2,391,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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