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	25 Kalang Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,452,000 Property Type House Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 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.

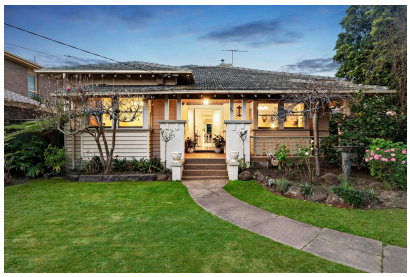
	Address of comparable property	Price	Date of sale
1	164 Wattle Valley Rd CAMBERWELL 3124	$2,599,000	23/03/2024
2	4 Moonya Rd GLEN IRIS 3146	$2,595,000	08/06/2024
3	27 Tyrone St CAMBERWELL 3124	$2,338,000	08/06/2024

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: 22/07/2024 09:49

25 Kalang Road, Camberwell Vic 3124



3 2 2

Property Type: House
Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
June quarter 2024: $2,452,000

Comparable Properties



164 Wattle Valley Rd CAMBERWELL 3124 (REI)

4 2 4

Price: $2,599,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 686 sqm approx

Agent Comments



4 Moonya Rd GLEN IRIS 3146 (REI)

5 2 2

Price: $2,595,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



27 Tyrone St CAMBERWELL 3124 (REI)

3 1 2

Price: $2,338,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: House (Res)
Land Size: 625 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

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