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	3/4 Kalang Road, Camberwell Vic 3124

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,455,000 Property Type Townhouse Suburb Camberwell

Period - From 25/11/2023 to 24/11/2024 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	1/54 Essex Rd SURREY HILLS 3127	$1,285,000	06/11/2024
2	2c Grandview Av GLEN IRIS 3146	$1,320,000	14/09/2024
3	2/8 Garden Rd CAMBERWELL 3124	$1,297,000	19/06/2024

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: 25/11/2024 16:21

3/4 Kalang Road, Camberwell Vic 3124

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3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
25/11/2023 - 24/11/2024: $1,455,000

Comparable Properties



1/54 Essex Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,285,000
Method: Private Sale
Date: 06/11/2024
Property Type: House

Agent Comments



2c Grandview Av GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,320,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 285 sqm approx

Agent Comments



2/8 Garden Rd CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $1,297,000
Method: Private Sale
Date: 19/06/2024
Property Type: Unit

Agent Comments

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