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	14 Kalang Road, Camberwell Vic 3124

Indicative selling price

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

Single price $3,260,000

Median sale price

Median price $2,665,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/03/2025 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	31 Range St CAMBERWELL 3124	$3,360,000	31/05/2025
2	25 Oberwyl Rd CAMBERWELL 3124	$3,390,000	13/04/2025
3	9 Callanish Rd CAMBERWELL 3124	$3,475,000	01/03/2025

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: 31/05/2025 21:56

14 Kalang Road, Camberwell Vic 3124

RT Edgar

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Indicative Selling Price
$3,260,000
Median House Price
March quarter 2025: $2,665,000



4 2 3

Property Type: House
Land Size: 976 sqm approx

Agent Comments

Comparable Properties



31 Range St CAMBERWELL 3124 (REI)

4 2 2

Price: $3,360,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 837 sqm approx

Agent Comments



25 Oberwyl Rd CAMBERWELL 3124 (REI/VG)

5 3 4

Price: $3,390,000
Method: Private Sale
Date: 13/04/2025
Property Type: House
Land Size: 992 sqm approx

Agent Comments



9 Callanish Rd CAMBERWELL 3124 (REI)

4 2 3

Price: $3,475,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

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