

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



3
 2
 2

Property Type:
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)

Agent Comments

4
 2
 4

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



4 Moonya Rd GLEN IRIS 3146 (REI)

Agent Comments

5
 2
 2

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



27 Tyrone St CAMBERWELL 3124 (REI)

Agent Comments

3
 1
 2

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

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