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

1/22 Kalang Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,800,000		&		\$1,980,000				
Median sale price									
Median price	\$2,580,000	Pro	roperty Type Hous		lse		Suburb	Camberwell	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/172 Wattle Valley Rd CAMBERWELL 3124	\$1,885,000	21/06/2025
2	1/7 Athelstan Rd CAMBERWELL 3124	\$1,936,000	12/04/2025
3			

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:

14/07/2025 12:42







Rooms: 5 Property Type: Unit Land Size: 373 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price June quarter 2025: \$2,580,000

Comparable Properties

1/172 Wattle Valley Rd CAMBERWELL 3124 (REI) Image: Barbon Stress of the symmetry of the symm	Agent Comments
1/7 Athelstan Rd CAMBERWELL 3124 (REI/VG) → 3 → 2 → 3 Price: \$1,936,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 342 sqm approx	Agent Comments

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.

Account - Marshall White | P: 03 9822 9999



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