

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 between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Camberwell

Period - From 01/04/2025

to

30/06/2025

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 | 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



3 2 2

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)

Agent Comments

3 2 3

Price: \$1,885,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 416 sqm approx



1/7 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 3

Price: \$1,936,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 342 sqm approx

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.