

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

1/13 CALLANISH ROAD CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,000

Property type

Unit

Suburb

Camberwell

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

1/26 LYNDEN STREET CAMBERWELL VIC 3124	\$935,000	07-Dec-24
1/24 SEVILLE STREET CAMBERWELL VIC 3124	\$860,000	14-Sep-24

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 6 months.

This Statement of Information was prepared on: 12 March 2025



**1/26 LYNDEN STREET
CAMBERWELL VIC 3124**

 2  1  1

Sold Price **\$935,000** Sold Date **07-Dec-24**

Distance **0.57km**



**1/24 SEVILLE STREET
CAMBERWELL VIC 3124**

 2  1  1

Sold Price **\$860,000** Sold Date **14-Sep-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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