

# 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](http://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

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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)

**Agent Comments**

4 2 2

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



25 Oberwyl Rd CAMBERWELL 3124 (REI/VG)

**Agent Comments**

5 3 4

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



9 Callanish Rd CAMBERWELL 3124 (REI)

**Agent Comments**

4 2 3

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