

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

9 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

\$2,750,000

&

\$3,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,600,000

Property type

House

Suburb

Camberwell

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 BRINGA AVENUE CAMBERWELL VIC 3124	\$3,520,000	19-Oct-24
19 FAIRMONT AVENUE CAMBERWELL VIC 3124	\$2,885,000	26-Oct-24
12 NICHOLSDALE ROAD CAMBERWELL VIC 3124	\$3,010,000	16-Nov-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: 24 January 2025



**8 BRINGA AVENUE CAMBERWELL
VIC 3124**

4 2 2

Sold Price ^{RS} **\$3,520,000** ^{UN} Sold Date **19-Oct-24**

Distance **1.52km**



**19 FAIRMONT AVENUE
CAMBERWELL VIC 3124**

4 2 1

Sold Price **\$2,885,000** Sold Date **26-Oct-24**

Distance **1.6km**



**12 NICHOLSDALE ROAD
CAMBERWELL VIC 3124**

4 2 2

Sold Price **\$3,010,000** Sold Date **16-Nov-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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