

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

18 Callanish Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,587,500

Property Type House

Suburb Camberwell

Period - From 01/04/2026

to

30/06/2026

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	13 Killarra Av CAMBERWELL 3124	\$2,400,000	25/06/2026
2	6 Through Rd CAMBERWELL 3124	\$2,617,500	16/05/2026
3	10 Callanish Rd CAMBERWELL 3124	\$2,860,000	16/05/2026

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:

22/07/2026 13:03

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2026: \$2,587,500



Rooms: 9

Property Type: House (Res)

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



13 Killarra Av CAMBERWELL 3124 (REI)



Price: \$2,400,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 724 sqm approx

Agent Comments



6 Through Rd CAMBERWELL 3124 (REI/VG)



Price: \$2,617,500

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments



10 Callanish Rd CAMBERWELL 3124 (REI)



Price: \$2,860,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999