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: 10 Callanish Road, Camberwell Vic 3124

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,550,000 Property Type House Suburb Camberwell

Period - From 01/01/2025 to 31/12/2025 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	24 Cornell St CAMBERWELL 3124	$2,720,000	02/10/2025
2			
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: 02/02/2026 23:37

10 Callanish Road, Camberwell Vic 3124

Sabrina Yue Bu
03 9470 3390
0452 382 004
sabrina@heavyside.co



3 2 0

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending December 2025: $2,550,000

Comparable Properties



24 Cornell St CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,720,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 943 sqm approx

Agent Comments

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.

Account - Heavyside

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