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	25 Margaret Street, Canterbury Vic 3126

Indicative selling price

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

Range between $3,300,000 & $3,600,000

Median sale price

Median price $3,227,000 Property Type House Suburb Canterbury

Period - From 01/11/2022 to 31/10/2023 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	130 Wattle Valley Rd CAMBERWELL 3124	$3,471,000	21/10/2023
2	12 Warburton Rd CAMBERWELL 3124	$3,400,000	24/06/2023
3	14 Mcgregor St CANTERBURY 3126	$3,305,000	24/09/2023

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: 01/11/2023 13:01

25 Margaret Street, Canterbury Vic 3126

Geordie Dixon
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5 2 2

Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,600,000
Median House Price
01/11/2022 - 31/10/2023: $3,227,000

Comparable Properties



130 Wattle Valley Rd CAMBERWELL 3124 (REI)

4 2 5

Price: $3,471,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House
Land Size: 770 sqm approx

Agent Comments



12 Warburton Rd CAMBERWELL 3124 (REI/VG)

4 2 1

Price: $3,400,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



14 Mcgregor St CANTERBURY 3126 (REI)

4 2 2

Price: $3,305,000
Method: Private Sale
Date: 24/09/2023
Property Type: House
Land Size: 569 sqm approx

Agent Comments

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