

# 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

28 Irilbarra Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000 & \$4,400,000

### Median sale price

Median price \$3,530,000 Property Type House Suburb Canterbury

Period - From 01/04/2024 to 30/06/2024 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	2-4 Mangarra Rd CANTERBURY 3126	\$4,200,000	29/06/2024
2	6 Dean St KEW 3101	\$3,990,000	25/05/2024
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:

28/08/2024 09:03



4 2 2

**Property Type:** House  
**Land Size:** 857 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
June quarter 2024: \$3,530,000

## Comparable Properties



**2-4 Mangarra Rd CANTERBURY 3126 (REI)**

**Agent Comments**

5 3 2

**Price:** \$4,200,000  
**Method:** Private Sale  
**Date:** 29/06/2024  
**Property Type:** House  
**Land Size:** 804 sqm approx



**6 Dean St KEW 3101 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,990,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx

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 - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511