

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

3/6 Avenue Athol, Canterbury Vic 3126

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$938,000 Property Type Unit Suburb Canterbury

Period - From 30/01/2024 to 29/01/2025 Source Property Data

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	4/13 Northcote Av BALWYN 3103	\$696,000	04/01/2025
2	17/5 Grandview Gr HAWTHORN EAST 3123	\$725,000	12/12/2024
3	3/1227 Burke Rd KEW 3101	\$690,000	21/11/2024

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:

30/01/2025 09:39



Rooms: 3
Property Type: Villa
Land Size: 58 sqm approx
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

30/01/2024 - 29/01/2025: \$938,000

Comparable Properties



4/13 Northcote Av BALWYN 3103 (REI)

Agent Comments



Price: \$696,000
Method: Private Sale
Date: 04/01/2025
Property Type: Unit



17/5 Grandview Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 12/12/2024
Property Type: Unit



3/1227 Burke Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment