

# 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 Irlbarra 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 \$3,800,000 & \$3,900,000

### Median sale price

Median price \$4,013,000 Property Type House Suburb Canterbury

Period - From 01/04/2025 to 30/06/2025 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	35 Barnsbury Rd DEEPDENE 3103	\$3,750,000	28/06/2025
2	4 Keats St CANTERBURY 3126	\$3,675,000	24/06/2025
3	20 Wentworth Av CANTERBURY 3126	\$3,868,000	17/05/2025

**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:

08/08/2025 16:05



4 2 3

**Property Type:** House (Res)  
**Land Size:** 684sqm approx sqm approx

**Agent Comments**

recently renovated comfortable family home with North facing courtyard, living room and bedrooms

**Indicative Selling Price**  
 \$3,800,000 - \$3,900,000  
**Median House Price**  
 June quarter 2025: \$4,013,000

## Comparable Properties



**35 Barnsbury Rd DEEPDENE 3103 (REI)**

[Agent Comments](#)

4 2 3

**Price:** \$3,750,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**4 Keats St CANTERBURY 3126 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$3,675,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** House  
**Land Size:** 880 sqm approx



**20 Wentworth Av CANTERBURY 3126 (REI/VG)**

[Agent Comments](#)

5 4 3

**Price:** \$3,868,000  
**Method:** Private Sale  
**Date:** 17/05/2025  
**Property Type:** House  
**Land Size:** 559 sqm approx

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