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 Chaucer Crescent, Canterbury Vic 3126

Indicative selling price

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

Single price $4,800,000

Median sale price

Median price $3,750,000 Property Type House Suburb Canterbury

Period - From 10/11/2024 to 09/11/2025 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	1a Grange Av CANTERBURY 3126	$5,200,000	30/08/2025
2	5 Hopetoun Av CANTERBURY 3126	$5,000,000	21/06/2025
3	12 Chaucer Cr CANTERBURY 3126	$5,320,000	05/06/2025

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: 10/11/2025 11:48

25 Chaucer Crescent, Canterbury Vic 3126



4 2 2

Property Type: House (Res)
Land Size: 1236 sqm approx

Agent Comments

Indicative Selling Price
$4,800,000
Median House Price
10/11/2024 - 09/11/2025: $3,750,000

Comparable Properties



1a Grange Av CANTERBURY 3126 (REI)

4 3 2

Price: $5,200,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 1153 sqm approx

Agent Comments



5 Hopetoun Av CANTERBURY 3126 (REI/VG)

5 3 2

Price: $5,000,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments



12 Chaucer Cr CANTERBURY 3126 (REI/VG)

4 3 3

Price: $5,320,000
Method: Auction Sale
Date: 05/06/2025
Property Type: House (Res)
Land Size: 1795 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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