

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
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Indicative selling price

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

Range between

\$5,500,000

 &

\$6,050,000

Median sale price

Median price

\$3,111,500

 Property Type

House

 Suburb

Canterbury

Period - From

01/01/2024

 to

31/12/2024

 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	10 Bowley Av BALWYN 3103	\$5,571,000	14/09/2024
2	8 Belmont Av DEEPDENE 3103	\$6,500,000	31/08/2024
3	54 Broadway CAMBERWELL 3124	\$6,400,000	11/08/2024

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:

04/02/2025 13:45

Annabelle Feng

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Indicative Selling Price

\$5,500,000 - \$6,050,000

Median House Price

Year ending December 2024: \$3,111,500



 5  2  5

Property Type: House

Land Size: 1236 sqm approx

Agent Comments

Comparable Properties



10 Bowley Av BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$5,571,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 1228 sqm approx



8 Belmont Av DEEPDENE 3103 (REI/VG)

Agent Comments

 5  4  3

Price: \$6,500,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House

Land Size: 1083 sqm approx



54 Broadway CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  4

Price: \$6,400,000

Method: Auction Sale

Date: 11/08/2024

Property Type: House (Res)

Land Size: 1831 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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