

# 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$5,900,000
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 & 

\$6,450,000
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### Median sale price

Median price 

\$3,252,500
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 Property Type 

House
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 Suburb 

Canterbury
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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### 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	8 Belmont Av DEEPDENE 3103	\$6,500,000	31/08/2024
2	18 Kintore St CAMBERWELL 3124	\$6,180,000	24/08/2024
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: 

15/01/2025 12:41
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**Indicative Selling Price**

\$5,900,000 - \$6,450,000

**Median House Price**

Year ending September 2024: \$3,252,500



5 2 5

**Property Type:** House

**Land Size:** 1236 sqm approx

Agent Comments

## Comparable Properties



**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



**18 Kintore St CAMBERWELL 3124 (REI)**

Agent Comments

5 2 2

**Price:** \$6,180,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** House (Res)

**Land Size:** 803 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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