

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 Molesworth Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$2,992,500

Property Type

House

Suburb

Canterbury

Period - From

01/10/2024

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 | 1 Como Av SURREY HILLS 3127 | \$1,900,000 | 30/11/2024 |
| 2 | 1/27 Regent St CAMBERWELL 3124 | \$1,850,000 | 17/09/2024 |
| 3 | | | |

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:

27/02/2025 12:17

3 Molesworth Street, Canterbury Vic 3126

Wendy Zhou
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5 3 2

Property Type: House (Res)
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
December quarter 2024: \$2,992,500

Comparable Properties



1 Como Av SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 350 sqm approx



1/27 Regent St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,850,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Res)
Land Size: 385 sqm approx

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.

Account - Heavyside



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