#### 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	15 Cross Street, Canterbury Vic 3126
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$4,013,000	Pro	perty 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

1	21 View St CANTERBURY 3126	\$3,855,000	06/09/2025
2	23 Wattle Valley Rd CANTERBURY 3126	\$3,757,500	05/09/2025
3	1 Wentworth Av CANTERBURY 3126	\$3,850,000	04/09/2025

#### 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:	29/09/2025 14:59



Date of sale



Annabelle Fena 8888 2000 0409 384 144 afeng@rtedgar.com.au

**Indicative Selling Price** \$3,750,000 - \$3,950,000 **Median House Price** June guarter 2025: \$4,013,000





Property Type: House (Res) Land Size: 879 sqm approx

**Agent Comments** 

## Comparable Properties



21 View St CANTERBURY 3126 (REI)

Date: 06/09/2025

Price: \$3,855,000 Method: Auction Sale

Property Type: House (Res) Land Size: 652 sqm approx

**Agent Comments** 



23 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments

Price: \$3,757,500

Method: Sold Before Auction

Date: 05/09/2025

Property Type: House (Res) Land Size: 743 sqm approx

Price: \$3,850,000

1 Wentworth Av CANTERBURY 3126 (REI)

**Agent Comments** 

Method: Sold Before Auction

Date: 04/09/2025

Property Type: House (Res) Land Size: 851 sqm approx

Account - RT Edgar Boroondara | P: 88882000





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