

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

15 Cross Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,750,000

&

\$3,950,000

Median sale price

Median price \$4,013,000

Property 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	Date of sale
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

Annabelle Feng

8888 2000

0409 384 144

afeng@rtedgar.com.au

Indicative Selling Price

\$3,750,000 - \$3,950,000

Median House Price

June quarter 2025: \$4,013,000



4
 2
 1

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

Agent Comments

Comparable Properties

**21 View St CANTERBURY 3126 (REI)**

Agent Comments

5
 2
 2

Price: \$3,855,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 652 sqm approx**23 Wattle Valley Rd CANTERBURY 3126 (REI)**

Agent Comments

4
 2
 2

Price: \$3,757,500**Method:** Sold Before Auction**Date:** 05/09/2025**Property Type:** House (Res)**Land Size:** 743 sqm approx**1 Wentworth Av CANTERBURY 3126 (REI)**

Agent Comments

4
 2
 -

Price: \$3,850,000**Method:** Sold Before Auction**Date:** 04/09/2025**Property Type:** House (Res)**Land Size:** 851 sqm approx

Account - RT Edgar Boroondara | P: 88882000