

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

Single price \$2,100,000

Median sale price

Median price \$3,300,000

Property Type House

Suburb Canterbury

Period - From 29/03/2024

to 28/03/2025

Source Property Data

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	29 Glyndon Rd CAMBERWELL 3124	\$2,103,000	26/10/2024
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:

29/03/2025 16:49

3 Molesworth Street, Canterbury Vic 3126



5 3 2

Property Type: House
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000
Median House Price
29/03/2024 - 28/03/2025: \$3,300,000

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



29 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$2,103,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 410 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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