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 Compton Street, Canterbury Vic 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$2,800,000		&		\$2,900,000			
Median sale price								
Median price	\$4,013,000	Pro	operty Type	Hou	se		Suburb	Canterbury
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Peppin St CAMBERWELL 3124	\$3,050,000	28/06/2025
2	5 Callanish Rd CAMBERWELL 3124	\$3,000,000	28/06/2025
3	142a Wattle Valley Rd CAMBERWELL 3124	\$2,900,000	31/05/2025

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:

21/07/2025 12:33





Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au



Property Type: House Land Size: 880 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$2,900,000 Median House Price June quarter 2025: \$4,013,000

Comparable Properties

7 Peppin St CAMBERWELL 3124 (REI) 3 1 5 Price: \$3,050,000 Method: Auction Sale Date: 28/06/2025 Property Type: House (Res) Land Size: 718 sqm approx	Agent Comments
5 Callanish Rd CAMBERWELL 3124 (REI) 4 2 2 2 Price: \$3,000,000 Method: Auction Sale Date: 28/06/2025 Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments
142a Wattle Valley Rd CAMBERWELL 3124 (REI) 4 2 3 Price: \$2,900,000 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res) Land Size: 713 sqm approx	Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.