

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 between \$2,800,000

&

\$2,900,000

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	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



3 2 2

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



7 Peppin St CAMBERWELL 3124 (REI)

Agent Comments

3 1 5

Price: \$3,050,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 718 sqm approx



5 Callanish Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 864 sqm approx



142a Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$2,900,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 713 sqm approx