

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

12/67 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$1,108,000 Property Type Unit Suburb Canterbury

Period - From 01/07/2024 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	21/596 Riversdale Rd CAMBERWELL 3124	\$583,000	22/04/2025
2	14/596 Riversdale Rd CAMBERWELL 3124	\$568,000	07/03/2025
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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:

22/07/2025 16:19



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$570,000
Median Unit Price
Year ending June 2025: \$1,108,000

Comparable Properties

21/596 Riversdale Rd CAMBERWELL 3124 (REI/VG)



Agent Comments
This property has one extra bedroom

Price: \$583,000
Method: Private Sale
Date: 22/04/2025
Property Type: Unit



14/596 Riversdale Rd CAMBERWELL 3124 (REI/VG)



Agent Comments

Price: \$568,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: Apartment

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.