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	3 Compton Street, Canterbury Vic 3126
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000
-			

Median sale price

Median price	\$3,835,000	Pro	perty Type	House		Suburb	Canterbury
Period - From	01/01/2025	to	31/03/2025		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	16 Glyndon Rd CAMBERWELL 3124	\$3,400,000	28/06/2025
3	5 Callanish Rd CAMBERWELL 3124	\$3,000,000	28/06/2025

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: 07/07/2025 11:47	
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Bryan Cain 9805 2900 0418 320 525 bryan@jacain.com.au

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price March quarter 2025: \$3,835,000

Bryan Cain 9805 2900





Property Type: House Land Size: 880 sqm approx

Agent Comments

Comparable Properties



7 Peppin St CAMBERWELL 3124 (REI)

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Method: Auction Sale Date: 28/06/2025

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Price: \$3,050,000

Property Type: House (Res) **Land Size:** 718 sqm approx

Agent Comments



16 Glyndon Rd CAMBERWELL 3124 (REI)

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a 2

Agent Comments

Price: \$3,400,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) Land Size: 1114 sqm approx



5 Callanish Rd CAMBERWELL 3124 (REI)

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Price: \$3,000,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) **Land Size:** 864 sqm approx

Agent Comments

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





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