

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

2/48 Warburton Road, Canterbury Vic 3126

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,680,000

Property Type

Townhouse

Suburb

Canterbury

Period - From

15/07/2024

to

14/07/2025

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	2/10 Loxton St KEW 3101	\$1,725,000	24/05/2025
2	57 Kingston Rd SURREY HILLS 3127	\$1,680,000	08/05/2025
3	6 Ellsworth Cr CAMBERWELL 3124	\$1,720,000	11/04/2025

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:

15/07/2025 14:45



Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,795,000
Median Townhouse Price
15/07/2024 - 14/07/2025: \$1,680,000

Comparable Properties



2/10 Loxton St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,725,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



57 Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments

4 3 2

Price: \$1,680,000
Method: Private Sale
Date: 08/05/2025
Property Type: House



6 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$1,720,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 280 sqm approx

Account - Jellis Craig | P: 98305966



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