

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

10a Monomeath Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between

\$4,600,000

&

\$4,950,000

Median sale price

Median price

\$3,377,500

Property Type

House

Suburb

Canterbury

Period - From

28/02/2023

to

28/02/2024

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	23 Ross St KEW 3101	\$5,250,000	17/02/2024
2	17 Loch St CAMBERWELL 3124	\$5,150,000	26/10/2023
3	46 Alexandra Av CANTERBURY 3126	\$4,800,000	07/12/2023

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:

29/02/2024 17:00

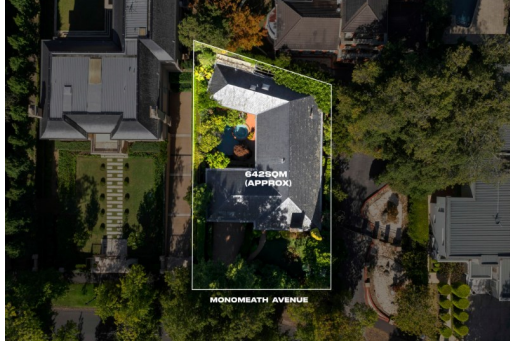
10a Monomeath Avenue, Canterbury Vic 3126

Sam Wilkinson

03 9820 8005

0400 169 148

swilkinson@kayburton.com.au



 3  2  2

Property Type: House (Res)

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$4,600,000 - \$4,950,000

Median House Price

28/02/2023 - 28/02/2024: \$3,377,500

Comparable Properties



23 Ross St KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$5,250,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



17 Loch St CAMBERWELL 3124 (REI)

Agent Comments

 4  3  4

Price: \$5,150,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 853 sqm approx



46 Alexandra Av CANTERBURY 3126 (VG)

Agent Comments

 5  -  -

Price: \$4,800,000

Method: Sale

Date: 07/12/2023

Property Type: House (Res)

Land Size: 910 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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