

# 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

15 Margaret Street, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,900,000

&

\$4,200,000

### Median sale price

Median price \$3,835,000

Property 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	4 Kasouka Rd CAMBERWELL 3124	\$4,150,000	22/03/2025
2	40 Wattle Valley Rd CANTERBURY 3126	\$4,275,000	15/03/2025
3	16 Margaret St CANTERBURY 3126	\$4,500,000	20/02/2025

**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:

30/04/2025 15:41



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**Property Type:** House (Res)

**Land Size:** 869 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$3,900,000 - \$4,200,000

**Median House Price**

March quarter 2025: \$3,835,000

## Comparable Properties

**4 Kasouka Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 -  -  -

**Price:** \$4,150,000

**Method:**

**Date:** 22/03/2025

**Property Type:** House

**40 Wattle Valley Rd CANTERBURY 3126 (REI)**

**Agent Comments**

 -  -  -

**Price:** \$4,275,000

**Method:**

**Date:** 15/03/2025

**Property Type:** House

**16 Margaret St CANTERBURY 3126 (REI)**

**Agent Comments**

 -  -  -

**Price:** \$4,500,000

**Method:**

**Date:** 20/02/2025

**Property Type:** House

**Account - Marshall White** | P: 03 9822 9999



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