

# 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

16 Selwyn 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 \$1,980,000 & \$2,150,000

### 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	5 Garden Rd CAMBERWELL 3124	\$2,230,000	17/05/2025
2	479 Camberwell Rd CAMBERWELL 3124	\$1,860,000	15/03/2025
3	6 Morey St CAMBERWELL 3124	\$1,980,000	01/03/2025

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:

26/05/2025 10:48

16 Selwyn Street, Canterbury Vic 3126



Daniel Bullen

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**Indicative Selling Price**

\$1,980,000 - \$2,150,000

**Median House Price**

March quarter 2025: \$3,835,000



3 1 2

**Property Type:** House

**Land Size:** 655 sqm approx

**Agent Comments**

## Comparable Properties



**5 Garden Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,230,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



**479 Camberwell Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**6 Morey St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 1 3

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 646 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



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