

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

6 Irilbarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$4,400,000

&

\$4,800,000

Median sale price

Median price

\$3,111,500

Property Type

House

Suburb

Canterbury

Period - From

01/01/2024

to

31/12/2024

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	4 Russell St CAMBERWELL 3124	\$4,650,000	01/03/2025
2	33 Wattle Valley Rd CANTERBURY 3126	\$4,900,000	12/12/2024
3	21 Margaret St CANTERBURY 3126	\$4,560,000	30/11/2024

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:

13/03/2025 21:34