

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

3 Compton Street, Canterbury Vic 3126

Indicative selling price

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

Single price

\$2,880,000

Median sale price

Median price

\$4,013,000

Property Type

House

Suburb

Canterbury

Period - From

01/04/2025

to

30/06/2025

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	143 Mont Albert Rd CANTERBURY 3126	\$2,600,000	23/08/2025
2	142a Wattle Valley Rd CAMBERWELL 3124	\$2,900,000	31/05/2025
3	3 Hartwell Hill Rd CAMBERWELL 3124	\$2,762,000	24/05/2025

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:

25/08/2025 09:40

Christopher Cain
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Indicative Selling Price
\$2,880,000

Median House Price
June quarter 2025: \$4,013,000



3 2 2

Property Type: House (Res)
Agent Comments

Comparable Properties

143 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

3 1 4

Price: \$2,600,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 818 sqm approx



142a Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$2,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 713 sqm approx



3 Hartwell Hill Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,762,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 860 sqm approx

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