

# 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

17 Canterbury Road, Camberwell Vic 3124

### Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,412,500 Property Type House Suburb Camberwell

Period - From 01/10/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

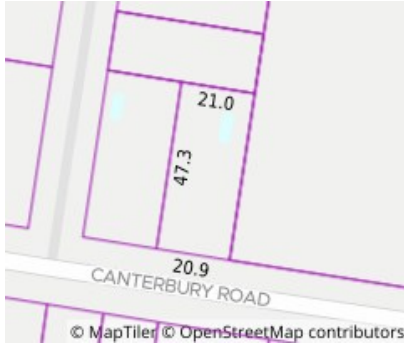
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Fairholm Gr CAMBERWELL 3124	\$3,125,000	22/11/2025
2	24 Currajong Av CAMBERWELL 3124	\$3,975,000	06/09/2025
3	12 Mangarra Rd CANTERBURY 3126	\$3,750,000	04/09/2025

**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: 19/02/2026 11:27



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1010 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
December quarter 2025: \$2,412,500

## Comparable Properties



**8 Fairholm Gr CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$3,125,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**24 Currajong Av CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$3,975,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**12 Mangarra Rd CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$3,750,000  
**Method:** Sold Before Auction  
**Date:** 04/09/2025  
**Property Type:** House (Res)  
**Land Size:** 941 sqm approx

Account - Heavyside



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