

# 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

134 Prospect Hill Road, Canterbury Vic 3126

### Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

### Median sale price

Median price \$2,935,000

Property Type House

Suburb Canterbury

Period - From 01/01/2024

to 31/03/2024

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	20 Compton St CANTERBURY 3126	\$3,530,000	17/04/2024
2	72 Through Rd CAMBERWELL 3124	\$3,500,000	24/02/2024
3	22 Warburton Rd CANTERBURY 3126	\$3,375,000	27/10/2023

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:

24/04/2024 09:21



5 2 3

**Property Type:** House  
**Land Size:** 714 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
March quarter 2024: \$2,935,000

## Comparable Properties



**20 Compton St CANTERBURY 3126 (REI)**

**Agent Comments**

5 2 4

**Price:** \$3,530,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House  
**Land Size:** 958 sqm approx



**72 Through Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

5 2 2

**Price:** \$3,500,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House  
**Land Size:** 725 sqm approx



**22 Warburton Rd CANTERBURY 3126 (REI/VG)** **Agent Comments**

4 2 1

**Price:** \$3,375,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 555 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088