

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	225 Canterbury Road Canterbury, 3126
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Indicative selling price

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

Range between	\$1,600,000 & \$1,700,000
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Median sale price

Median price	\$2,237,000	Property Type	3BED HOUSE	Suburb	CANTERBURY
Period - From	28-Feb-2024	to	31-Jan-2025	Source	realestate.com.au

Comparable property sales

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	12 Willandra Avenue, Canterbury, Vic 3126	\$2,120,000	09-Nov-2024
2	198A Prospect Hill Road, Canterbury, Vic 3126	\$1,670,000	17-Feb-2025
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 17-Mar-2025 at 11:16:08 AM AEDT