

# 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 52 Hopetoun Avenue, Canterbury Vic 3126

### Indicative selling price

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

Range between \$9,800,000 & \$10,780,000

### Median sale price

Median price \$3,252,500 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 30/09/2024 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	115 Mont Albert Rd CANTERBURY 3126	\$14,350,000	19/09/2024
2	15 Lorne Gr CAMBERWELL 3124	\$10,200,000	02/09/2024
3	52 Wentworth Av CANTERBURY 3126	\$9,288,888	12/07/2024

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: 13/11/2024 09:29

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**Indicative Selling Price**  
\$9,800,000 - \$10,780,000

**Median House Price**  
Year ending September 2024: \$3,252,500



6 7 6

**Property Type:** House  
**Land Size:** 797 sqm approx  
**Agent Comments**

## Comparable Properties



115 Mont Albert Rd CANTERBURY 3126 (REI)

[Agent Comments](#)

5 5 8

**Price:** \$14,350,000  
**Method:** Private Sale  
**Date:** 19/09/2024  
**Property Type:** House (Res)



15 Lorne Gr CAMBERWELL 3124 (REI)

[Agent Comments](#)

5 4 6

**Price:** \$10,200,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** House  
**Land Size:** 2998 sqm approx



52 Wentworth Av CANTERBURY 3126 (REI)

[Agent Comments](#)

- - -

**Price:** \$9,288,888  
**Method:** Private Sale  
**Date:** 12/07/2024  
**Property Type:** House (Res)

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



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