

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

1/11 HIGHFIELD ROAD CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Canterbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/1 WEBSTER STREET CAMBERWELL VIC 3124	\$1,280,000	01-Mar-25
4/86A BALWYN ROAD BALWYN VIC 3103	\$1,250,000	14-Feb-25
7/20 FLORENCE ROAD SURREY HILLS VIC 3127	\$1,050,000	21-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 15 May 2025



**3/1 WEBSTER STREET
CAMBERWELL VIC 3124**

3 2 2

Sold Price **\$1,280,000** Sold Date **01-Mar-25**

Distance **1.33km**



**4/86A BALWYN ROAD BALWYN
VIC 3103**

3 1 2

Sold Price **\$1,250,000** Sold Date **14-Feb-25**

Distance **1.27km**



**7/20 FLORENCE ROAD SURREY
HILLS VIC 3127**

3 1 2

Sold Price **\$1,050,000** Sold Date **21-Jan-25**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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