

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

2/28 MILTON STREET 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Canterbury

Period-from

01 Mar 2024

to

28 Feb 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

4/124 CANTERBURY ROAD CANTERBURY VIC 3126	\$855,000	14-Dec-24
2/8 COOLOONGATTA ROAD CAMBERWELL VIC 3124	\$980,000	19-Oct-24
1/1 KINGSLEY STREET CAMBERWELL VIC 3124	\$1,004,000	15-Mar-25

OR

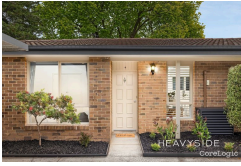
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 24 March 2025

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**4/124 CANTERBURY ROAD
CANTERBURY VIC 3126**

2 1 1

Sold Price **\$855,000** Sold Date **14-Dec-24**

Distance **0.78km**



**2/8 COOLOONGATTA ROAD
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$980,000** Sold Date **19-Oct-24**

Distance **0.58km**



**1/1 KINGSLEY STREET
CAMBERWELL VIC 3124**

2 1 1

Sold Price ^{RS} **\$1,004,000** Sold Date **15-Mar-25**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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