

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 2/61 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$957,500 Property Type Unit Suburb Middle Park

Period - From 01/10/2024 to 30/09/2025 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	4/78 Kerferd Rd ALBERT PARK 3206	\$700,000	30/09/2025
2	12/206 Canterbury Rd ST KILDA WEST 3182	\$690,000	08/08/2025
3	5/140 Kerferd Rd ALBERT PARK 3206	\$700,000	24/06/2025

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: 11/11/2025 15:00

Sophie Carmichael
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2025: \$957,500

Comparable Properties



4/78 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$700,000

Method: Private Sale

Date: 30/09/2025

Property Type: Apartment



12/206 Canterbury Rd ST KILDA WEST 3182 (VG)

Agent Comments

2 - -

Price: \$690,000

Method: Sale

Date: 08/08/2025

Property Type: Strata Flat - Single OYO Flat

5/140 Kerferd Rd ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 24/06/2025

Property Type: Strata Flat - Single OYO Flat

Account - Whitefox Real Estate | P: 96459699



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