

## 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

24 WARBURTON ROAD CANTERBURY VIC 3126

### Indicative selling price

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

Single Price

or range  
between

\$2,500,000

&

\$2,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,388,000

Property type

House

Suburb

Canterbury

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 16 SELWYN STREET CANTERBURY VIC 3126    | \$2,571,000 | 21-Jun-25 |
| 105 CANTERBURY ROAD CANTERBURY VIC 3126 | \$2,650,000 | 25-Oct-25 |
| 1 SCOTT STREET CANTERBURY VIC 3126      | \$2,761,000 | 06-Sep-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: 27 October 2025


**16 SELWYN STREET CANTERBURY  
VIC 3126**

Sold Price

**\$2,571,000**

Sold Date

**21-Jun-25**

3

1

1

Distance

**1.16km**

**105 CANTERBURY ROAD  
CANTERBURY VIC 3126**

Sold Price

<sup>RS</sup> **\$2,650,000**

Sold Date

**25-Oct-25**

-

-

2

Distance

**0.41km**

**1 SCOTT STREET CANTERBURY VIC  
3126**

Sold Price

<sup>RS</sup> **\$2,761,000** <sup>UN</sup>

Sold Date

**06-Sep-25**

4

2

-

Distance

**0.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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