

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

3/894 BURKE 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

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,216,000

Property type

Unit

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

206/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$475,000	11-Jul-25
12 ALBERT STREET HAWTHORN EAST VIC 3123	\$468,000	14-Oct-25
707/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$460,000	08-Jul-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: 20 October 2025

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**206/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

\$475,000

Sold Date

11-Jul-25

Distance

1.21km
**12 ALBERT STREET HAWTHORN
EAST VIC 3123**

2 1 1

Sold Price

^{RS} **\$468,000**

Sold Date

14-Oct-25

Distance

1.24km
**707/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price

\$460,000

Sold Date

08-Jul-25

Distance

1.27km**RS** = Recent sale**UN** = Undisclosed Sale

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