

# 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 46 Hopetoun Avenue, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,800,000 & \$5,280,000

### Median sale price

Median price \$3,753,750 Property Type House Suburb Canterbury

Period - From 01/07/2025 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	16 Wentworth Av CANTERBURY 3126	\$5,068,000	19/09/2025
2	1a Grange Av CANTERBURY 3126	\$5,200,000	30/08/2025
3	29 The Ridge CANTERBURY 3126	\$5,000,000	31/05/2025

**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: 27/10/2025 10:39



**Property Type:** House (Res)

**Land Size:** 815 sqm approx

Agent Comments

## Comparable Properties



**16 Wentworth Av CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$5,068,000

**Method:** Auction Sale

**Date:** 19/09/2025

**Property Type:** House (Res)

**Land Size:** 852 sqm approx



**1a Grange Av CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$5,200,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 1153 sqm approx



**29 The Ridge CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$5,000,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 780 sqm approx

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