

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

50 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,580,000

&

\$2,838,000

Median sale price

Median price \$3,700,000

Property Type House

Suburb Canterbury

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	14 Willandra Av CANTERBURY 3126	\$2,830,000	23/10/2025
2	1 Scott St CANTERBURY 3126	\$2,761,000	06/09/2025
3	3 Compton St CANTERBURY 3126	\$2,800,000	29/08/2025

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:

10/11/2025 12:08



6 4 2

Property Type: House
Land Size: 949 sqm approx
Agent Comments

Indicative Selling Price
\$2,580,000 - \$2,838,000
Median House Price
Year ending September 2025: \$3,700,000

Comparable Properties



14 Willandra Av CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$2,830,000
Method: Auction Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 700 sqm approx



1 Scott St CANTERBURY 3126 (REI)

Agent Comments

4 2 -

Price: \$2,761,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 562 sqm approx



3 Compton St CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$2,800,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)
Land Size: 880 sqm approx