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	128 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Single price: $3,740,000

Median sale price

Median price: $3,750,000 | Property Type: House | Suburb: Canterbury

Period - From: 13/11/2024 to: 12/11/2025 | Source: Property Data

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	9 Bringa Av CAMBERWELL 3124	$4,105,000	24/06/2025
2	14 Ryeburne Av HAWTHORN EAST 3123	$3,900,000	08/11/2025
3	15 Cross St CANTERBURY 3126	$3,750,000	03/11/2025

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: 13/11/2025 10:13

128 Canterbury Road, Canterbury Vic 3126

JellisCraig

Toby Parker
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6 3 4

Property Type: House
Land Size: 1104 sqm approx

Agent Comments

Indicative Selling Price
$3,740,000
Median House Price
13/11/2024 - 12/11/2025: $3,750,000

Comparable Properties



9 Bringa Av CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $4,105,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 985 sqm approx

Agent Comments



14 Ryeburne Av HAWTHORN EAST 3123 (REI)

4 3 4

Price: $3,900,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



15 Cross St CANTERBURY 3126 (REI)

4 2 1

Price: $3,750,000
Method: Expression of Interest
Date: 03/11/2025
Property Type: House (Res)
Land Size: 891 sqm approx

Agent Comments

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