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<br>Including suburb and postcode | 17 Allenby Road, Canterbury Vic 3126 |

## Indicative selling price

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

Single price $2,865,000

## Median sale price

Median price $3,165,000 Property Type House Suburb Canterbury

Period - From 01/10/2025 to 31/12/2025 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 | 3 Golding St CANTERBURY 3126 | $3,165,000 | 04/12/2025 |
| 2 | 23 Avenue Rd CAMBERWELL 3124 | $2,825,888 | 20/11/2025 |
| 3 | 20 Stewart St HAWTHORN EAST 3123 | $2,950,000 | 04/10/2025 |

**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: 16/03/2026 09:08

# 17 Allenby Road, Canterbury Vic 3126

Kathy Malcolm
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3 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,865,000
**Median House Price**
December quarter 2025: $3,165,000

## Comparable Properties



**3 Golding St CANTERBURY 3126 (REI/VG)**

4 4 2

**Price:** $3,165,000
**Method:** Auction Sale
**Date:** 04/12/2025
**Property Type:** House (Res)
**Land Size:** 434 sqm approx

Agent Comments



**23 Avenue Rd CAMBERWELL 3124 (REI/VG)**

4 3 2

**Price:** $2,825,888
**Method:** Private Sale
**Date:** 20/11/2025
**Property Type:** Townhouse (Single)
**Land Size:** 404 sqm approx

Agent Comments



**20 Stewart St HAWTHORN EAST 3123 (REI/VG)**

4 3 1

**Price:** $2,950,000
**Method:** Sold Before Auction
**Date:** 04/10/2025
**Property Type:** House (Res)
**Land Size:** 355 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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