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	196 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Single price $3,175,000

Median sale price

Median price $3,757,500 Property Type House Suburb Canterbury

Period - From 01/01/2025 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	38a Essex Rd SURREY HILLS 3127	$3,325,000	16/02/2026
2	65 Warburton Rd CANTERBURY 3126	$3,200,000	10/02/2026
3	24 Selwyn St CANTERBURY 3126	$3,060,000	22/12/2025

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: 21/03/2026 11:24

196 Prospect Hill Road, Canterbury Vic 3126



5 2 2

Property Type: House
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$3,175,000
Median House Price
Year ending December 2025: $3,757,500

Comparable Properties



38a Essex Rd SURREY HILLS 3127 (REI)

4 3 2

Price: $3,325,000
Method: Sold Before Auction
Date: 16/02/2026
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



65 Warburton Rd CANTERBURY 3126 (REI)

4 2 2

Price: $3,200,000
Method: Private Sale
Date: 10/02/2026
Property Type: House

Agent Comments



24 Selwyn St CANTERBURY 3126 (REI/VG)

4 2 3

Price: $3,060,000
Method: Sold Before Auction
Date: 22/12/2025
Property Type: House
Land Size: 620 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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