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	18 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Single price: $3,350,000

Median sale price

Median price: $3,175,000 Property Type: House Suburb: Canterbury

Period - From: 01/01/2026 to: 31/03/2026 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	7 Winson Green Rd CANTERBURY 3126	$3,455,000	28/03/2026
2	38 Highfield Rd CANTERBURY 3126	$3,260,000	28/02/2026
3	6 Langford St SURREY HILLS 3127	$3,500,000	30/01/2026

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: 04/05/2026 17:29

18 Rochester Road, Canterbury Vic 3126

JellisCraig

Perry Zhou
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Indicative Selling Price
$3,350,000
Median House Price
March quarter 2026: $3,175,000



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 809 sqm approx

Agent Comments

Comparable Properties



7 Winson Green Rd CANTERBURY 3126 (REI)

5 3 2

Price: $3,455,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments



38 Highfield Rd CANTERBURY 3126 (REI)

4 2 2

Price: $3,260,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments



6 Langford St SURREY HILLS 3127 (REI/VG)

4 2 4

Price: $3,500,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 846 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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