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	4 Canterbury Road, Albert Park Vic 3206

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $2,492,500 Property Type House Suburb Albert Park

Period - From 01/04/2025 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	29 Merton St ALBERT PARK 3206	$3,250,000	15/11/2025
2	100 Page St ALBERT PARK 3206	$2,800,000	29/10/2025
3	13 Dundas Pl ALBERT PARK 3206	$2,710,000	17/10/2025

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: 09/04/2026 11:34

4 Canterbury Road, Albert Park Vic 3206



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
Year ending March 2026: $2,492,500

Comparable Properties



29 Merton St ALBERT PARK 3206 (REI)

3 1 1

Price: $3,250,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)

Agent Comments



100 Page St ALBERT PARK 3206 (VG)

4 - -

Price: $2,800,000
Method: Sale
Date: 29/10/2025
Property Type: House - Terrace
Land Size: 151 sqm approx

Agent Comments



13 Dundas Pl ALBERT PARK 3206 (REI/VG)

3 1 -

Price: $2,710,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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