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	136 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,300,000 & $2,400,000

Median sale price

Median price $3,327,500 Property Type House Suburb Canterbury

Period - From 07/11/2021 to 06/11/2022 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	17 Woodlands Av CAMBERWELL 3124	$2,360,000	19/09/2022
2	2 Durham Rd SURREY HILLS 3127	$2,500,000	25/05/2022
3	91 Highfield Rd CANTERBURY 3126	$2,500,000	28/05/2022

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: 07/11/2022 11:36

136 Prospect Hill Road, Canterbury Vic 3126



4 2 2

Property Type: House
Land Size: 719.949 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,400,000
Median House Price
07/11/2021 - 06/11/2022: $3,327,500

Comparable Properties



17 Woodlands Av CAMBERWELL 3124 (REI)

4 2 2

Price: $2,360,000
Method: Private Sale
Date: 19/09/2022
Property Type: House
Land Size: 823 sqm approx

Agent Comments



2 Durham Rd SURREY HILLS 3127 (REI/VG)

5 2 3

Price: $2,500,000
Method: Sold Before Auction
Date: 25/05/2022
Property Type: House (Res)
Land Size: 950 sqm approx

Agent Comments

Larger land



91 Highfield Rd CANTERBURY 3126 (REI/VG)

3 1 1

Price: $2,500,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments

Larger land

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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