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	1e Angle Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,200,000 & $2,350,000

Median sale price

Median price $3,675,000 Property Type House Suburb Canterbury

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	5 Bell St HAWTHORN 3122	$2,175,000	02/05/2026
2	42 Mont Victor Rd KEW 3101	$2,300,000	09/04/2026
3	196 Auburn Rd HAWTHORN 3122	$2,360,000	26/02/2026

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: 28/05/2026 14:44

1e Angle Road, Canterbury Vic 3126

Nick Ptak
03 8862 4913
0413 370 442
nick.ptak@marshallwhite.com.au



3 2 2

Property Type: House
Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,350,000
Median House Price
Year ending March 2026: $3,675,000

Comparable Properties



5 Bell St HAWTHORN 3122 (REI)

3 2 1

Price: $2,175,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House

Agent Comments



42 Mont Victor Rd KEW 3101 (REI)

4 2 4

Price: $2,300,000
Method: Private Sale
Date: 09/04/2026
Property Type: House (Res)

Agent Comments



196 Auburn Rd HAWTHORN 3122 (REI)

4 1 2

Price: $2,360,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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