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	4/74 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,525,000 Property Type Unit 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	2/5 Florence Rd SURREY HILLS 3127	$900,000	06/05/2026
2	3/28 Faversham Rd CANTERBURY 3126	$880,000	28/03/2026
3	5/37 Chatham Rd CANTERBURY 3126	$940,000	19/03/2026

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: 04/06/2026 09:13

4/74 Wattle Valley Road, Canterbury Vic 3126

JellisCraig

Adele Mirabella
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2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median Unit Price
March quarter 2026: $1,525,000

Comparable Properties



2/5 Florence Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $900,000
Method: Private Sale
Date: 06/05/2026
Property Type: Unit

Agent Comments



3/28 Faversham Rd CANTERBURY 3126 (REI/VG)

2 1 2

Price: $880,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 139 sqm approx

Agent Comments



5/37 Chatham Rd CANTERBURY 3126 (REI/VG)

2 1 1

Price: $940,000
Method: Auction Sale
Date: 19/03/2026
Property Type: Unit

Agent Comments

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