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	g05/85 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Single price $510,000

Median sale price

Median price $927,500 Property Type Unit Suburb Canterbury

Period - From 08/09/2025 to 07/09/2026 Source Property Data

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	206/201 Whitehorse Rd BALWYN 3103	$440,000	29/06/2026
2	G5/828 Burke Rd CAMBERWELL 3124	$462,000	30/03/2026
3	G10/828 Burke Rd CAMBERWELL 3124	$430,000	12/03/2026

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: 08/09/2026 14:46

JellisCraig

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$510,000
Median Unit Price
08/09/2025 - 07/09/2026: $927,500

Comparable Properties



206/201 Whitehorse Rd BALWYN 3103 (REI/VG)

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Agent Comments

Price: $440,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment

G5/828 Burke Rd CAMBERWELL 3124 (VG)

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Agent Comments

Price: $462,000
Method: Sale
Date: 30/03/2026
Property Type: Strata Unit/Flat

G10/828 Burke Rd CAMBERWELL 3124 (VG)

1 - -

Agent Comments

Price: $430,000
Method: Sale
Date: 12/03/2026
Property Type: Strata Unit/Flat

REIV THE DIFFERENCE

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