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	134 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,935,000 Property Type House Suburb Canterbury

Period - From 01/01/2024 to 31/03/2024 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	77 Middlesex Rd SURREY HILLS 3127	$3,346,000	24/02/2024
2	16 Halley Av CAMBERWELL 3124	$3,100,000	27/04/2024
3	9 Dryden St CANTERBURY 3126	$3,010,000	16/03/2024

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: 07/06/2024 11:14

RT Edgar



5 2 3

Property Type: House
Land Size: 714 sqm approx

Agent Comments

home office/ bedroom 5 option

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
March quarter 2024: $2,935,000

Comparable Properties



77 Middlesex Rd SURREY HILLS 3127 (REI)

4 2 4

Price: $3,346,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Agent Comments



16 Halley Av CAMBERWELL 3124 (REI)

4 2 2

Price: $3,100,000
Method: Sold Before Auction
Date: 27/04/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



9 Dryden St CANTERBURY 3126 (REI)

4 2 2

Price: $3,010,000
Method: Private Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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