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	23 Mangarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between $3,500,000 & $3,800,000

Median sale price

Median price $3,195,000 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 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	25 Margaret St CANTERBURY 3126	$3,802,500	02/12/2023
2	8 Myambert Av BALWYN 3103	$3,800,000	06/03/2024
3	12 Alta St CANTERBURY 3126	$3,560,000	02/12/2023

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: 13/03/2024 16:15

23 Mangarra Road, Canterbury Vic 3126

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5 3 2

Rooms: 9
Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
December quarter 2023: $3,195,000

Agent Comments

A remarkably rare double-storey Italianate villa, ‘Hawthorn House’ c1890 is one of only a few balconied timber residences in Melbourne and a tightly held 5 bedroom family treasure in the prestigious Golden Mile precinct.

Comparable Properties



25 Margaret St CANTERBURY 3126 (REI)

5 2 2

Price: $3,802,500
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



8 Myambert Av BALWYN 3103 (REI)

5 2 2

Price: $3,800,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 760 sqm approx

Agent Comments



12 Alta St CANTERBURY 3126 (REI)

5 4 2

Price: $3,560,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

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