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	18 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price $3,180,000 Property Type House Suburb Canterbury

Period - From 01/04/2023 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	10a Monomeath Av CANTERBURY 3126	$4,698,000	28/03/2024
2	7 Logan St CANTERBURY 3126	$4,650,000	08/03/2024
3	34 Mangarra Rd CANTERBURY 3126	$4,201,000	27/03/2024

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: 16/04/2024 15:19

18 Rubens Grove, Canterbury Vic 3126

Jerry Lin
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5 3 3

Rooms: 10
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
Year ending March 2024: $3,180,000

Comparable Properties



10a Monomeath Av CANTERBURY 3126 (REI)

3 2 2

Price: $4,698,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 642 sqm approx

Agent Comments



7 Logan St CANTERBURY 3126 (REI)

5 3 4

Price: $4,650,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 880 sqm approx

Agent Comments



34 Mangarra Rd CANTERBURY 3126 (REI)

5 3 3

Price: $4,201,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)

Agent Comments

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