

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

17 Highfield Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$2,992,500 Property Type House Suburb Canterbury

Period - From 01/10/2024 to 31/12/2024 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	42 Empress Rd SURREY HILLS 3127	\$2,815,000	10/12/2024
2	69 Rochester Rd BALWYN 3103	\$2,888,000	19/10/2024
3	36 Croydon Rd SURREY HILLS 3127	\$3,060,000	24/08/2024

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:

06/02/2025 15:09



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Rooms: 8**Property Type:** House (Res)**Land Size:** 733 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,050,000

Median House Price

December quarter 2024: \$2,992,500

Comparable Properties

**42 Empress Rd SURREY HILLS 3127 (REI)**

Agent Comments

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 2
 1

Price: \$2,815,000**Method:** Sold Before Auction**Date:** 10/12/2024**Property Type:** House (Res)**69 Rochester Rd BALWYN 3103 (REI/VG)**

Agent Comments

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Price: \$2,888,000**Method:** Auction Sale**Date:** 19/10/2024**Property Type:** House (Res)**Land Size:** 727 sqm approx**36 Croydon Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

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Price: \$3,060,000**Method:** Auction Sale**Date:** 24/08/2024**Property Type:** House (Res)**Land Size:** 768 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511