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	49 Warburton Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $3,252,500 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 30/09/2024 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	8 Lockhart St CAMBERWELL 3124	$2,200,000	12/10/2024
2	40 Maysia St CANTERBURY 3126	$2,171,000	24/08/2024
3	6 Palmerston St CAMBERWELL 3124	$2,100,000	13/07/2024

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: 06/11/2024 09:52

49 Warburton Road, Canterbury Vic 3126



4 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending September 2024: $3,252,500

Comparable Properties



8 Lockhart St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,200,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



40 Maysia St CANTERBURY 3126 (REI/VG)

3 1 1

Price: $2,171,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



6 Palmerston St CAMBERWELL 3124 (REI/VG)

4 3 3

Price: $2,100,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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