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	2/44 Warburton Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,800,000 & $2,980,000

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	5A Kendall St CANTERBURY 3126	$3,050,000	05/12/2024
2	3/44 Warburton Rd CANTERBURY 3126	$3,005,000	24/10/2024
3	4/157-159 Prospect Hill Rd CANTERBURY 3126	$2,725,000	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: 10/12/2024 13:54

2/44 Warburton Road, Canterbury Vic 3126



4 2 2

Rooms: 6
Property Type: House
Land Size: 368 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,980,000
Median House Price
Year ending September 2024: $3,252,500

Comparable Properties



5A Kendall St CANTERBURY 3126 (REI)

4 4 3

Price: $3,050,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Townhouse (Single)
Land Size: 481 sqm approx

Agent Comments



3/44 Warburton Rd CANTERBURY 3126 (REI)

4 3 2

Price: $3,005,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 389 sqm approx

Agent Comments



4/157-159 Prospect Hill Rd CANTERBURY 3126 (REI)

2 2 2

Price: $2,725,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 475 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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