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	198 PROSPECT HILL ROAD CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,725,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$3,079,000	Property type	House	Suburb	Canterbury
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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 6 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
227 PROSPECT HILL ROAD SURREY HILLS VIC 3127	$2,006,000	19-Oct-24
2B DRYDEN STREET CANTERBURY VIC 3126	$2,080,000	21-Sep-24
40A HIGHFIELD ROAD CANTERBURY VIC 3126	$2,070,000	31-Aug-24

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 6 months.~~

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227 PROSPECT HILL ROAD SURREY HILLS VIC 3127

- - 1

Sold Price RS **$2,006,000** UN | Sold Date **19-Oct-24**

Distance **0.32km**



2B DRYDEN STREET CANTERBURY VIC 3126

3 2 2

Sold Price **$2,080,000** | Sold Date **21-Sep-24**

Distance **0.81km**



40A HIGHFIELD ROAD CANTERBURY VIC 3126

3 2 2

Sold Price **$2,070,000** | Sold Date **31-Aug-24**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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