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	222 Canterbury Road, Blackburn South Vic 3130

Indicative selling price

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

Single price $1,068,000

Median sale price

Median price $1,343,500 Property Type House Suburb Blackburn South

Period - From 01/01/2024 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	4 Bogong Ct FOREST HILL 3131	$1,100,000	17/02/2025
2	138 Eley Rd BURWOOD EAST 3151	$1,033,000	23/11/2024
3			

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: 22/02/2025 10:40

222 Canterbury Road, Blackburn South Vic 3130

Nicholas Walker
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3 1 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price
$1,068,000
Median House Price
Year ending December 2024: $1,343,500

Comparable Properties



4 Bogong Ct FOREST HILL 3131 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 17/02/2025
Property Type: House

Agent Comments



138 Eley Rd BURWOOD EAST 3151 (REI)

3 1 2

Price: $1,033,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

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.

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