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	40 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Range between $3,850,000 & $4,200,000

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	9 Marden St CANTERBURY 3126	$4,000,000	24/10/2024
2	3 Carinda Rd CANTERBURY 3126	$4,175,000	20/10/2024
3	96 Guildford Rd SURREY HILLS 3127	$4,165,000	19/10/2024

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: 20/02/2025 17:44

40 Wattle Valley Road, Canterbury Vic 3126



4 2 6

Property Type: House
Land Size: 1088 sqm approx

Agent Comments

Indicative Selling Price
$3,850,000 - $4,200,000
Median House Price
December quarter 2024: $2,992,500

Comparable Properties



9 Marden St CANTERBURY 3126 (REI/VG)

4 2 2

Price: $4,000,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



3 Carinda Rd CANTERBURY 3126 (REI/VG)

4 2 3

Price: $4,175,000
Method: Private Sale
Date: 20/10/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



96 Guildford Rd SURREY HILLS 3127 (REI/VG)

4 2 3

Price: $4,165,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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