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	1/43 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $3,111,500 Property Type House Suburb Canterbury

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	4a Caravan St BALWYN 3103	$2,180,000	14/10/2024
2	94 Wattle Valley Rd CANTERBURY 3126	$2,237,000	14/09/2024
3	7 Lightfoot St MONT ALBERT 3127	$2,050,000	31/08/2024

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: 04/02/2025 12:20

1/43 Faversham Road, Canterbury Vic 3126

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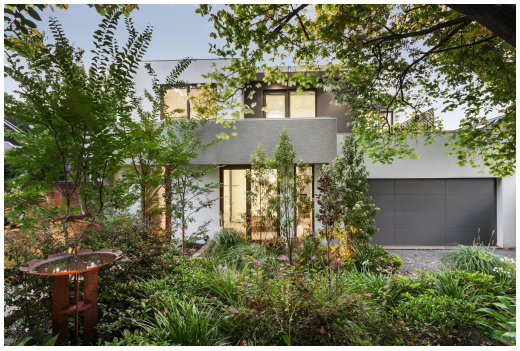

3 2 3

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending December 2024: $3,111,500

Comparable Properties



4a Caravan St BALWYN 3103 (REI)

4 3 2

Price: $2,180,000
Method: Private Sale
Date: 14/10/2024
Property Type: House

Agent Comments



94 Wattle Valley Rd CANTERBURY 3126 (REI/VG)

3 3 2

Price: $2,237,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 363 sqm approx

Agent Comments



7 Lightfoot St MONT ALBERT 3127 (REI/VG)

4 3 2

Price: $2,050,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

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