

# 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

23 Wattle Valley Road, Canterbury Vic 3126
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$3,900,000
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 & 

\$4,200,000
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### Median sale price

Median price 

\$3,170,400
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 Property Type 

House
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 Suburb 

Canterbury
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Period - From 

27/02/2024
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 to 

26/02/2025
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 Source 

Property Data
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### 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	30 Rubens Gr CANTERBURY 3126	\$4,060,000	19/02/2025
2	17 Trafalgar Rd CAMBERWELL 3124	\$4,100,000	26/10/2024
3	5 Highton Gr DEEPDENE 3103	\$4,275,000	21/09/2024

**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: 

27/02/2025 15:53
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6 3 2

**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx  
Agent Comments

**Indicative Selling Price**

\$3,900,000 - \$4,200,000

**Median House Price**

27/02/2024 - 26/02/2025: \$3,170,400

## Comparable Properties



**30 Rubens Gr CANTERBURY 3126 (REI)**

Agent Comments

3 2 2

**Price:** \$4,060,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2025  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx



**17 Trafalgar Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

5 4 3

**Price:** \$4,100,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx



**5 Highton Gr DEEPDENE 3103 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$4,275,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx

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