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	48 Alexandra Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

Median price $3,170,400 Property Type House Suburb Canterbury

Period - From 14/03/2024 to 13/03/2025 Source Property Data

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	19 Hopetoun Av CANTERBURY 3126	$5,300,000	03/03/2025
2	9 Grange Av CANTERBURY 3126	$5,050,000	17/01/2025
3	66 Alexandra Av CANTERBURY 3126	$5,580,000	26/10/2024

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: 14/03/2025 16:38

48 Alexandra Avenue, Canterbury Vic 3126



4 3 3

Rooms: 7
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
14/03/2024 - 13/03/2025: $3,170,400

Comparable Properties



19 Hopetoun Av CANTERBURY 3126 (REI)

4 3 2

Price: $5,300,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House
Land Size: 812 sqm approx

Agent Comments



9 Grange Av CANTERBURY 3126 (REI)

5 2 3

Price: $5,050,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 859 sqm approx

Agent Comments



66 Alexandra Av CANTERBURY 3126 (REI/VG)

5 2 2

Price: $5,580,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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