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	38 Maysia Street, Canterbury Vic 3126

Indicative selling price

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

Range between $2,900,000 & $3,190,000

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	51 Russell St SURREY HILLS 3127	$3,210,000	10/02/2025
2	2 Burnside Av CANTERBURY 3126	$2,980,000	28/11/2024
3	12 Nicholsdale Rd CAMBERWELL 3124	$3,010,000	16/11/2024

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: 13/02/2025 13:14

38 Maysia Street, Canterbury Vic 3126



4 / 5 3 3

Rooms: Study
Property Type: House
Land Size: 646 sqm approx

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
December quarter 2024: $2,992,500

Agent Comments

Meticulously maintained and updated 4 bedroom & retreat home, or 5 bedrooms. 3 bathrooms. Multiple living rooms. Twin Study. Single garage with carport, additional off street parking. Low maintenance gardens.

Comparable Properties



51 Russell St SURREY HILLS 3127 (REI)

5 3 3

Price: $3,210,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: House
Land Size: 589 sqm approx

Agent Comments



2 Burnside Av CANTERBURY 3126 (REI)

4 2 2

Price: $2,980,000
Method: Auction Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



12 Nicholsdale Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $3,010,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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