

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 2/24 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$960,000 Property Type Unit 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	3/24 Rochester Rd CANTERBURY 3126	\$1,216,000	22/03/2025
2	1/72 Essex Rd SURREY HILLS 3127	\$1,200,000	15/03/2025
3	3/115 Croydon Rd SURREY HILLS 3127	\$1,150,000	07/03/2025

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: 26/03/2025 13:29



3 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

December quarter 2024: \$960,000

Comparable Properties



3/24 Rochester Rd CANTERBURY 3126 (REI)

Agent Comments

2 2 2

Price: \$1,216,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



1/72 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit



3/115 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Private Sale

Date: 07/03/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 98305966