

# 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

114 Prospect Hill Road, Canterbury Vic 3126

### Indicative selling price

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

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

### Median sale price

Median price \$3,275,000 Property Type House Suburb Canterbury

Period - From 17/03/2024 to 16/03/2025 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	3/29 Faversham Rd CANTERBURY 3126	\$2,208,888	27/02/2025
2	46 Nevis St CAMBERWELL 3124	\$1,920,000	27/02/2025
3	7a Maling Rd CANTERBURY 3126	\$2,350,000	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:

17/03/2025 15:48



4 2 2

**Property Type:** House (Res)

**Land Size:** 430 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

17/03/2024 - 16/03/2025: \$3,275,000

## Comparable Properties



**3/29 Faversham Rd CANTERBURY 3126 (REI)**

Agent Comments

4 2 2

**Price:** \$2,208,888

**Method:** Auction Sale

**Date:** 27/02/2025

**Property Type:** Townhouse (Res)



**46 Nevis St CAMBERWELL 3124 (REI)**

Agent Comments

4 2 2

**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 27/02/2025

**Property Type:** House (Res)

**Land Size:** 346 sqm approx



**7a Maling Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 549 sqm approx

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