

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

1/47 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,725,000

Property Type

Townhouse

Suburb

Canterbury

Period - From

10/06/2024

to

09/06/2025

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	1/22 Rochester Rd CANTERBURY 3126	\$1,512,500	25/03/2025
2	1/31 Northcote Av BALWYN 3103	\$1,470,000	15/03/2025
3	1/12 Wharton St SURREY HILLS 3127	\$1,450,000	07/02/2025

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:

10/06/2025 12:17



3 2 2

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000

Median Townhouse Price

10/06/2024 - 09/06/2025: \$1,725,000

Comparable Properties

1/22 Rochester Rd CANTERBURY 3126 (VG)

Agent Comments

3 - -

Price: \$1,512,500

Method: Sale

Date: 25/03/2025

Property Type: Flat/Unit/Apartment (Res)



1/31 Northcote Av BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$1,470,000

Method: Sale

Date: 15/03/2025

Property Type: Flat/Unit/Apartment (Res)



1/12 Wharton St SURREY HILLS 3127 (VG)

Agent Comments

3 - -

Price: \$1,450,000

Method: Sale

Date: 07/02/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511