

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

27 Torrington Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$3,111,500

Property Type

House

Suburb

Canterbury

Period - From

01/01/2024

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	1 Parlinton St CANTERBURY 3126	\$2,890,000	30/11/2024
2	12 Parlinton St CANTERBURY 3126	\$2,863,500	26/10/2024
3			

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:

01/04/2025 12:46



4 3 2

Property Type: House
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending December 2024: \$3,111,500

Comparable Properties



1 Parlington St CANTERBURY 3126 (REI/VG)

Agent Comments

4 1 2

Price: \$2,890,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 832 sqm approx



12 Parlington St CANTERBURY 3126 (REI/VG)

Agent Comments

5 3 2

Price: \$2,863,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 767 sqm approx

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.