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	2/172 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Single price $2,150,000

Median sale price

Median price $1,770,000 Property Type Townhouse Suburb Canterbury

Period - From 20/08/2024 to 19/08/2025 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	17 Northcote Av BALWYN 3103	$2,130,000	30/07/2025
2	12 Amelia St CAMBERWELL 3124	$2,180,000	23/05/2025
3	2/27 Glyndon Rd CAMBERWELL 3124	$2,030,000	12/03/2025

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: 20/08/2025 17:35

2/172 Prospect Hill Road, Canterbury Vic 3126

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4 4 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$2,150,000
Median Townhouse Price
20/08/2024 - 19/08/2025: $1,770,000

Comparable Properties



17 Northcote Av BALWYN 3103 (REI)

4 3 2

Price: $2,130,000
Method: Private Sale
Date: 30/07/2025
Property Type: House

Agent Comments



12 Amelia St CAMBERWELL 3124 (REI/VG)

5 3 2

Price: $2,180,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 353 sqm approx

Agent Comments



2/27 Glyndon Rd CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $2,030,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

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