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	39 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Single price $5,600,000

Median sale price

Median price $4,013,000 Property Type House Suburb Canterbury

Period - From 01/04/2025 to 30/06/2025 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	5 Hopetoun Av CANTERBURY 3126	$5,000,000	21/06/2025
2	12 Chaucer Cr CANTERBURY 3126	$5,320,000	05/06/2025
3	48 Alexandra Av CANTERBURY 3126	$5,720,000	02/04/2025

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: 13/09/2025 15:26

39 Wattle Valley Road, Canterbury Vic 3126



5 4 3

Property Type: House
Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price
$5,600,000
Median House Price
June quarter 2025: $4,013,000

Comparable Properties



5 Hopetoun Av CANTERBURY 3126 (REI)

5 3 2

Price: $5,000,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments



12 Chaucer Cr CANTERBURY 3126 (REI)

4 3 3

Price: $5,320,000
Method: Auction Sale
Date: 05/06/2025
Property Type: House (Res)
Land Size: 1795 sqm approx

Agent Comments



48 Alexandra Av CANTERBURY 3126 (REI/VG)

5 3 2

Price: $5,720,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: House (Res)
Land Size: 912 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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