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 Willandra Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $3,100,000 & $3,400,000

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	108 Wattle Valley Rd CAMBERWELL 3124	$3,105,000	28/06/2025
2	31 Knutsford St BALWYN 3103	$3,060,000	30/05/2025
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: 21/08/2025 14:13

1 Willandra Avenue, Canterbury Vic 3126



4 2 3

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000 - $3,400,000
Median House Price
June quarter 2025: $4,013,000

Comparable Properties



108 Wattle Valley Rd CAMBERWELL 3124 (REI)

5 2 2

Price: $3,105,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments



31 Knutsford St BALWYN 3103 (REI)

5 5 3

Price: $3,060,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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