

# 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

18A Rochester Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### 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	204 Mont Albert Rd SURREY HILLS 3127	\$2,701,888	05/07/2025
2	143 Mont Albert Rd CANTERBURY 3126	\$2,600,000	23/08/2025
3	16 Selwyn St CANTERBURY 3126	\$2,571,000	21/06/2025

**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:

29/08/2025 14:28



 4    2    4

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 860 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median House Price**  
June quarter 2025: \$4,013,000

## Comparable Properties



**204 Mont Albert Rd SURREY HILLS 3127 (REI)**

[Agent Comments](#)

 5    3    2

**Price:** \$2,701,888  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

**143 Mont Albert Rd CANTERBURY 3126 (REI)**

[Agent Comments](#)

 3    1    4

**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



**16 Selwyn St CANTERBURY 3126 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$2,571,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx

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