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	4 Canterbury Court, Wandana Heights VIC 3216

Indicative selling price

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

Range between $949,000 & $999,000

Median sale price

Median price $980,000 Property Type House Suburb Wandana Heights

Period - From 04/06/2025 to 02/12/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Pepperdine Way Highton VIC 3216	$972,000	05/08/2025
25 Cedar Grove Highton VIC 3216	$952,000	28/10/2025
268 Roslyn Road Highton VIC 3216	$960,000	23/06/2025

This Statement of Information was prepared on: 04/12/2025