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	19 PIN OAK COURT CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,640,000	&	$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,030,000	Property type	Unit	Suburb	Canterbury
Period-from	01 Oct 2024	to	30 Sep 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 6 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
1/50 DAVIS STREET KEW VIC 3101	$1,780,000	13-Jun-25
2/10 LOXTON STREET KEW VIC 3101	$1,725,000	24-May-25
1C MANGARRA ROAD CANTERBURY VIC 3126	$1,770,000	22-May-25

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 6 months.~~

This Statement of Information was prepared on: 06 October 2025

THE AGENCY
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1/50 DAVIS STREET KEW VIC 3101

3 2 2

Sold Price **$1,780,000** Sold Date **13-Jun-25**

Distance **1.68km**



2/10 LOXTON STREET KEW VIC 3101

3 2 2

Sold Price **$1,725,000** Sold Date **24-May-25**

Distance **0.55km**



1C MANGARRA ROAD CANTERBURY VIC 3126

5 4 2

Sold Price **$1,770,000** Sold Date **22-May-25**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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