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	65 Warburton Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $3,757,500 Property Type House Suburb Canterbury

Period - From 01/01/2025 to 31/12/2025 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	24 Selwyn St CANTERBURY 3126	$3,060,000	22/12/2025
2	16 Myrtle Rd CANTERBURY 3126	$2,950,000	24/11/2025
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: 27/01/2026 13:15

65 Warburton Road, Canterbury Vic 3126



3 1 0

Rooms: 6
Property Type: House
Land Size: 612.996 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
Year ending December 2025: $3,757,500

Comparable Properties



24 Selwyn St CANTERBURY 3126 (REI)

4 2 3

Price: $3,060,000
Method: Sold Before Auction
Date: 22/12/2025
Property Type: House

Agent Comments



16 Myrtle Rd CANTERBURY 3126 (REI)

3 2 2

Price: $2,950,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)
Land Size: 585 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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