

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

12 Mangarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

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	4 Keats St CANTERBURY 3126	\$3,675,000	24/06/2025
2	27 Torrington St CANTERBURY 3126	\$3,235,000	31/05/2025
3	18 Palmerston St CAMBERWELL 3124	\$3,200,000	17/03/2025

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:

13/08/2025 09:39



3 3 4

Property Type: House
Land Size: 941 sqm approx

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median House Price
June quarter 2025: \$4,013,000

Comparable Properties



4 Keats St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$3,675,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 880 sqm approx



27 Torrington St CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$3,235,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 815 sqm approx



18 Palmerston St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$3,200,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 812 sqm approx