

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

2/172 Prospect Hill Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	94a Durham Rd SURREY HILLS 3127	\$2,255,000	24/05/2025
2	3/29 Faversham Rd CANTERBURY 3126	\$2,208,888	27/02/2025
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:

14/07/2025 18:10



Property Type: House

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



94a Durham Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,255,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



3/29 Faversham Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,208,888

Method: Auction Sale

Date: 27/02/2025

Property Type: Townhouse (Res)

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.