

# 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

1/71 Wattle Valley Road, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### 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	2/27 Glyndon Rd CAMBERWELL 3124	\$2,030,000	12/03/2025
3	457 Camberwell Rd CAMBERWELL 3124	\$2,125,000	01/03/2025

**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:

28/07/2025 14:29



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**94a Durham Rd SURREY HILLS 3127 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,255,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)



**2/27 Glyndon Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,030,000

**Method:** Sold Before Auction

**Date:** 12/03/2025

**Property Type:** House (Res)

**Land Size:** 274 sqm approx



**457 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$2,125,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 429 sqm approx