

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 Scott Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$3,400,000

Property Type House

Suburb Canterbury

Period - From 01/07/2024

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	46 Maling Rd CANTERBURY 3126	\$2,480,000	24/05/2025
2	114 Prospect Hill Rd CANTERBURY 3126	\$2,425,000	24/05/2025
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:

12/08/2025 12:33

1 Scott Street, Canterbury Vic 3126

shelter.

Zali Reynolds

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending June 2025: \$3,400,000



Rooms: 6

Property Type: House

Land Size: 562 sqm approx

Agent Comments

In one of Canterbury's most tightly held pockets of tree-lined streets and heritage properties, sits this magnificent family home determined to leave a lasting impression for all the right reasons

Comparable Properties



46 Maling Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,480,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 457 sqm approx



114 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,425,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 434 sqm approx

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 - Shelter Real Estate | P: 03 9889 3990



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