

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

16 Wentworth Avenue, Canterbury VIC 3126

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$3,237,500

Property Type

House

Suburb

Canterbury

Period - From

24/12/2024

to

23/06/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Hopetoun Av, Canterbury Vic	\$5,000,000	21/06/2025
48 Alexandra Av, Canterbury Vic	\$5,720,000	02/04/2025
19 Hopetoun Av, Canterbury Vic	\$5,300,000	03/03/2025

This Statement of Information was prepared on:

24/06/2025