

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

1/25 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,782,500

Property Type Townhouse

Suburb Canterbury

Period - From 16/04/2025

to

15/04/2026

Source Property Data

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	1b Daphne St CANTERBURY 3126	\$1,280,000	06/12/2025
2	3/2 Bringa Av CAMBERWELL 3124	\$1,230,000	22/10/2025
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:

16/04/2026 13:50

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Offering unrivalled convenience to Maling Road cafes, restaurants and boutique shops, this immaculately refurbished residence combines understated finishes with inviting proportions.

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Townhouse Price

16/04/2025 - 15/04/2026: \$1,782,500

Comparable Properties



1b Daphne St CANTERBURY 3126 (REI/VG)

Agent Comments

4 2 1

Price: \$1,280,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 144 sqm approx



3/2 Bringa Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$1,230,000

Method: Private Sale

Date: 22/10/2025

Property Type: Unit

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.