

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

102/59 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$1,195,000

Property Type Unit

Suburb Canterbury

Period - From 01/07/2025

to 30/06/2026

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	104/55 Camberwell Rd HAWTHORN EAST 3123	\$533,000	19/02/2026
2	205/708 Burwood Rd HAWTHORN EAST 3123	\$495,000	12/02/2026
3	16/52 Seymour Gr CAMBERWELL 3124	\$490,000	14/05/2026

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:

07/08/2026 12:12



Property Type: Apartment

Agent Comments

Comparable Properties

104/55 Camberwell Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$533,000

Method: Sale

Date: 19/02/2026

Property Type: Strata Unit/Flat



205/708 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$495,000

Method: Sold Before Auction

Date: 12/02/2026

Property Type: Apartment

16/52 Seymour Gr CAMBERWELL 3124 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 14/05/2026

Property Type: Strata Unit/Flat