

# 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

134 Prospect Hill 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 \$3,250,000 & \$3,550,000

### Median sale price

Median price \$3,195,000 Property Type House Suburb Canterbury

Period - From 01/10/2023 to 31/12/2023 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	12 Alta St CANTERBURY 3126	\$3,560,000	02/12/2023
2	16 Maysia St CANTERBURY 3126	\$3,550,000	05/12/2023
3	130 Wattle Valley Rd CAMBERWELL 3124	\$3,471,000	21/10/2023

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:

23/01/2024 18:29



5 2 3

**Property Type:** House

**Land Size:** 721.7 sqm approx

**Agent Comments**

Double side by side carport plus single garage

**Indicative Selling Price**

\$3,250,000 - \$3,550,000

**Median House Price**

December quarter 2023: \$3,195,000

## Comparable Properties



**12 Alta St CANTERBURY 3126 (REI)**

**Agent Comments**

5 4 2

**Price:** \$3,560,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**16 Maysia St CANTERBURY 3126 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,550,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**130 Wattle Valley Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

4 2 5

**Price:** \$3,471,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House

**Land Size:** 770 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**