

16 Canterbury Street, Flemington Vic 3031



3 Bed 2 Bath Car

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2026: \$1,160,000

Comparable Properties



14 Hardiman Street, KENSINGTON 3031 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,437,500

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Agent Comments: Comparable location, comparable presentation, and comparable size.



72 Kent Street, ASCOT VALE 3032 (REI)

3 Bed 2 Bath - Car

Price: \$1,450,000

Method: Sold Before Auction

Date: 10/09/2026

Property Type: House (Res)

Agent Comments: Comparable location, comparable presentation, and comparable size.



7 Victory Parade, ASCOT VALE 3032 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,385,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Agent Comments: Inferior location, superior size, and comparable presentation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

16 Canterbury Street, Flemington Vic 3031

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,160,000 House x Unit Suburb Flemington

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

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
14 Hardiman Street KENSINGTON 3031	\$1,437,500	12/09/2026
72 Kent Street ASCOT VALE 3032	\$1,450,000	10/09/2026
7 Victory Parade ASCOT VALE 3032	\$1,385,000	05/09/2026

This Statement of Information was prepared on:

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