

# 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

1e Angle 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 \$2,300,000 & \$2,400,000

### Median sale price

Median price \$3,675,000 Property Type House Suburb Canterbury

Period - From 01/04/2025 to 31/03/2026 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	5 Bell St HAWTHORN 3122	\$2,175,000	02/05/2026
2	42 Mont Victor Rd KEW 3101	\$2,300,000	09/04/2026
3	196 Auburn Rd HAWTHORN 3122	\$2,360,000	26/02/2026

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:

20/05/2026 15:11

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 3    2    2

**Property Type:** House (Res)

**Land Size:** 294 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,400,000

**Median House Price**

Year ending March 2026: \$3,675,000

## Comparable Properties



5 Bell St HAWTHORN 3122 (REI)

Agent Comments

 3    2    1

**Price:** \$2,175,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House



42 Mont Victor Rd KEW 3101 (REI)

Agent Comments

 4    2    4

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House (Res)



196 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

 4    1    2

**Price:** \$2,360,000

**Method:** Sold Before Auction

**Date:** 26/02/2026

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999