

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

2/6 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,544,000

Property Type

House

Suburb

Canterbury

Period - From

01/04/2026

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	26 Erica St CANTERBURY 3126	\$2,316,500	29/04/2026
2	1/27 Faversham Rd CANTERBURY 3126	\$2,300,000	02/04/2026
3	1e Angle Rd CANTERBURY 3126	\$2,220,000	04/06/2026

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:

11/08/2026 12:11

2/6 Hopetoun Avenue, Canterbury Vic 3126

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: House (Res)
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
June quarter 2026: \$2,544,000

Comparable Properties

26 Erica St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$2,316,500
Method:
Date: 29/04/2026
Property Type: House

1/27 Faversham Rd CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$2,300,000
Method:
Date: 02/04/2026
Property Type: House



1e Angle Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$2,220,000
Method: Sold Before Auction
Date: 04/06/2026
Property Type: House (Res)

Account - Heavyside



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