

# 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 Mangarra 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 \$3,100,000

&

\$3,400,000

### Median sale price

Median price \$3,175,000

Property Type House

Suburb Canterbury

Period - From 01/01/2026

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 | 15 Auburn Pde HAWTHORN EAST 3123 | \$3,240,000 | 10/05/2026   |
| 2 | 3a View St CANTERBURY 3126       | \$3,138,000 | 28/03/2026   |
| 3 | 32 Norbert St BALWYN 3103        | \$3,062,000 | 05/02/2026   |

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:

11/06/2026 09:49



3 1 1

**Property Type:** House (Res)

**Land Size:** 666 sqm approx

**Agent Comments**

## Comparable Properties



**15 Auburn Pde HAWTHORN EAST 3123 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,240,000

**Method:** Private Sale

**Date:** 10/05/2026

**Property Type:** House (Res)



**3a View St CANTERBURY 3126 (REI)**

**Agent Comments**

3 2 2

**Price:** \$3,138,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**32 Norbert St BALWYN 3103 (REI)**

**Agent Comments**

3 1 1

**Price:** \$3,062,000

**Method:** Private Sale

**Date:** 05/02/2026

**Property Type:** House (Res)

**Land Size:** 742 sqm approx