

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

26 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

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 Maleela Av BALWYN 3103	\$4,380,000	24/03/2026
2	89 Broadway CAMBERWELL 3124	\$4,415,000	14/03/2026
3			

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:

06/05/2026 15:09



5 2.5 3

Property Type: House
Land Size: 1070 sqm approx
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
Year ending March 2026: \$3,675,000

Comparable Properties



5 Maleela Av BALWYN 3103 (REI)

Agent Comments

5 4 3

Price: \$4,380,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 1109 sqm approx



89 Broadway CAMBERWELL 3124 (REI)

Agent Comments

5 2 2

Price: \$4,415,000
Method: Sold Before Auction
Date: 14/03/2026
Property Type: House (Res)
Land Size: 1129 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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