

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

29 The Ridge, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,100,000

&

\$4,500,000

Median sale price

Median price \$3,835,000

Property Type House

Suburb Canterbury

Period - From 01/01/2025

to

31/03/2025

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	4 Kasouka Rd CAMBERWELL 3124	\$4,150,000	22/03/2025
2	21 Walsh St DEEPDENE 3103	\$4,370,000	01/03/2025
3	21 Knutsford St BALWYN 3103	\$4,315,000	27/02/2025

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:

06/05/2025 16:54



Property Type: House (Previously Occupied - Detached)
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
\$4,100,000 - \$4,500,000
Median House Price
March quarter 2025: \$3,835,000

Comparable Properties



4 Kasouka Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$4,150,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 774 sqm approx



21 Walsh St DEEPDENE 3103 (REI)

Agent Comments



Price: \$4,370,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 715 sqm approx



21 Knutsford St BALWYN 3103 (REI)

Agent Comments



Price: \$4,315,000
Method: Auction Sale
Date: 27/02/2025
Property Type: House
Land Size: 715 sqm approx

Account - Marshall White | P: 03 9822 9999



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