

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

3/203 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,231,000

Property Type Townhouse

Suburb Blackburn

Period - From 31/03/2025

to

30/03/2026

Source Property Data

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	18 Tainton Rd BURWOOD EAST 3151	\$1,570,000	21/02/2026
2	3/33 Bulkara Av FOREST HILL 3131	\$1,615,000	04/02/2026
3	5 Homewood St NUNAWADING 3131	\$1,665,000	25/10/2025

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:

31/03/2026 13:38



 3  3  2

Property Type: Townhouse

Land Size: 483 sqm approx

Agent Comments

Comparable Properties



18 Tainton Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,570,000

Method: Private Sale

Date: 21/02/2026

Property Type: House



3/33 Bulkara Av FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,615,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: House (Res)

Land Size: 320 sqm approx



5 Homewood St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,665,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 491 sqm approx