

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

32 Parlington Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$6,850,000

&

\$7,450,000

Median sale price

Median price

\$3,421,500

Property Type

House

Suburb

Canterbury

Period - From

19/05/2025

to

18/05/2026

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	46 Chaucer Cr CANTERBURY 3126	\$7,210,000	01/02/2026
2			
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:

19/05/2026 17:12



5 3 2

Property Type: House
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$6,850,000 - \$7,450,000
Median House Price
19/05/2025 - 18/05/2026: \$3,421,500

Comparable Properties



46 Chaucer Cr CANTERBURY 3126 (REI)

Agent Comments

5 7 5

Price: \$7,210,000
Method: Expression of Interest
Date: 01/02/2026
Property Type: House (Res)
Land Size: 870 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.