

# 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

34 Matlock Street, 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 \$3,200,000

&

\$3,500,000

### Median sale price

Median price \$2,544,000

Property Type House

Suburb Canterbury

Period - From 01/04/2026

to

30/06/2026

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 | 18 Thornton Av SURREY HILLS 3127  | \$3,360,000 | 16/05/2026   |
| 2 | 7 Winson Green Rd CANTERBURY 3126 | \$3,455,000 | 28/03/2026   |
| 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:

22/09/2026 11:51



5 3 2

**Property Type:** House  
**Land Size:** 673 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
June quarter 2026: \$2,544,000

## Comparable Properties



**18 Thornton Av SURREY HILLS 3127 (REI)**

**Agent Comments**

5 3 2

**Price:** \$3,360,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx



**7 Winson Green Rd CANTERBURY 3126 (REI)**

**Agent Comments**

5 3 2

**Price:** \$3,455,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 593 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.