

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

36 Stanley Grove, Canterbury VIC 3126

Indicative selling price

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

Range between

\$5,300,000

&

\$5,830,000

Median sale price

Median price

\$3,237,500

Property Type

House

Suburb

Canterbury

Period - From

15/10/2024

to

14/04/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
50 Wentworth Av, Canterbury Vic	\$6,075,000	01/03/2025
23 Alexandra Av, Canterbury Vic	\$5,850,000	30/11/2024
48 Alexandra Av, Canterbury Vic	\$5,720,000	02/04/2025

This Statement of Information was prepared on:

15/04/2025