

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

37 Canterbury Road, Toorak Vic 3142

Indicative selling price

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

Range between \$4,700,000

&

\$5,150,000

Median sale price

Median price \$3,842,500

Property Type House

Suburb Toorak

Period - From 01/01/2026

to 31/03/2026

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	3 Duffryn PI TOORAK 3142	\$5,060,000	02/03/2026
2	41c Cromwell Rd SOUTH YARRA 3141	\$4,700,000	30/01/2026
3	28 Selborne Rd TOORAK 3142	\$4,860,000	29/11/2025

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:

27/04/2026 10:29



4
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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,700,000 - \$5,150,000

Median House Price

March quarter 2026: \$3,842,500

Comparable Properties



3 Duffryn PI TOORAK 3142 (REI)

Agent Comments

4
 3
 3

Price: \$5,060,000

Method: Auction Sale

Date: 02/03/2026

Property Type: House (Res)



41c Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

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 4
 2

Price: \$4,700,000

Method: Private Sale

Date: 30/01/2026

Property Type: House (Res)



28 Selborne Rd TOORAK 3142 (REI/VG)

Agent Comments

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 2
 2

Price: \$4,860,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 334 sqm approx