

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

4/22 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,800,000 & \$2,950,000

Median sale price

Median price \$1,850,000 Property Type Townhouse Suburb Canterbury

Period - From 22/05/2024 to 21/05/2025 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	5 Kendall St CANTERBURY 3126	\$2,815,000	05/03/2025
2	2/44 Warburton Rd CANTERBURY 3126	\$2,900,000	18/12/2024
3	5A Kendall St CANTERBURY 3126	\$3,050,000	05/12/2024

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:

22/05/2025 11:48



Property Type: Townhouse (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



5 Kendall St CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,815,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Land Size: 400 sqm approx



2/44 Warburton Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,900,000

Method: Private Sale

Date: 18/12/2024

Property Type: House



5A Kendall St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$3,050,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: Townhouse (Res)

Land Size: 481 sqm approx