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

41 Highfield Road, Canterbury Vic 3126

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$3,237,500	Pro	operty Type	House			Suburb	Canterbury
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 Albert St SURREY HILLS 3127	\$2,800,000	29/03/2025
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:

28/05/2025 17:02









Rooms: 8 Property Type: House (Res) Land Size: 663 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending March 2025: \$3,237,500

Comparable Properties



1 Albert St SURREY HILLS 3127 (REI)

Price: \$2,800,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 681 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 9428 3333



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