

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

42 Parlington Street, Canterbury Vic 3126

Indicative selling price

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

Range between

\$5,500,000

&

\$6,050,000

Median sale price

Median price

\$3,757,500

Property Type

House

Suburb

Canterbury

Period - From

01/01/2025

to

31/12/2025

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	33 Mont Albert Rd CANTERBURY 3126	\$5,550,000	20/11/2025
2	8 View St CANTERBURY 3126	\$6,250,000	17/10/2025
3	6 The Ridge CANTERBURY 3126	\$5,810,000	20/09/2025

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:

22/01/2026 10:09



4 3 2

Property Type: House

Land Size: 967 sqm approx

Agent Comments

Comparable Properties



33 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

5 5 3

Price: \$5,550,000

Method: Expression of Interest

Date: 20/11/2025

Property Type: House (Res)

Land Size: 650 sqm approx



8 View St CANTERBURY 3126 (REI/VG)

Agent Comments

6 5 4

Price: \$6,250,000

Method: Private Sale

Date: 17/10/2025

Property Type: House (Res)

Land Size: 754 sqm approx



6 The Ridge CANTERBURY 3126 (REI/VG)

Agent Comments

4 3 2

Price: \$5,810,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 832 sqm approx

Account - RT Edgar Boroondara | P: 88882000