

## 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

54 HIGHFIELD ROAD CANTERBURY VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,500,000

&

\$3,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,377,500

Property type

House

Suburb

Canterbury

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

20 COMPTON STREET CANTERBURY VIC 3126	\$3,530,000	17-Apr-24
26 ESSEX ROAD SURREY HILLS VIC 3127	\$3,850,000	02-Dec-23
23 COMPTON STREET CANTERBURY VIC 3126	\$4,001,800	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 20 May 2024



**20 COMPTON STREET  
CANTERBURY VIC 3126**

5 2 2

Sold Price <sup>RS</sup> **\$3,530,000** <sup>UN</sup> Sold Date **17-Apr-24**

Distance **0.32km**



**26 ESSEX ROAD SURREY HILLS  
VIC 3127**

4 2 2

Sold Price <sup>RS</sup> **\$3,850,000** <sup>UN</sup> Sold Date **02-Dec-23**

Distance **0.52km**



**23 COMPTON STREET  
CANTERBURY VIC 3126**

4 2 2

Sold Price <sup>RS</sup> **\$4,001,800** Sold Date **23-Mar-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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