

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

69 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$3,675,000

Property Type House

Suburb Canterbury

Period - From 01/04/2025

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	27 McGregor St CANTERBURY 3126	\$1,440,000	14/02/2026
2	57 Maling Rd CANTERBURY 3126	\$1,775,000	09/02/2026
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:

07/05/2026 10:06



3 1 2

Property Type: House
Land Size: 415 sqm approx

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2026: \$3,675,000

Comparable Properties



27 McGregor St CANTERBURY 3126 (REI/VG)

Agent Comments

2 1 -

Price: \$1,440,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 190 sqm approx



57 Maling Rd CANTERBURY 3126 (REI)

Agent Comments

3 1 1

Price: \$1,775,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: House (Res)
Land Size: 581 sqm approx

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.