

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

82 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,544,000 Property Type House Suburb Canterbury

Period - From 01/04/2026 to 30/06/2026 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	203 Prospect Hill Rd SURREY HILLS 3127	\$2,800,000	25/07/2026
2	5 Fordham Av CAMBERWELL 3124	\$2,587,500	21/05/2026
3	11 Boronia St CANTERBURY 3126	\$2,570,000	11/04/2026

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:

01/09/2026 10:54



4 2 2

Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



203 Prospect Hill Rd SURREY HILLS 3127 (REI)

Agent Comments

5 3 2

Price: \$2,800,000

Method: Private Sale

Date: 25/07/2026

Property Type: House

Land Size: 589 sqm approx



5 Fordham Av CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$2,587,500

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 643 sqm approx



11 Boronia St CANTERBURY 3126 (REI/VG)

Agent Comments

3 1 1

Price: \$2,570,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 650 sqm approx