

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

18 Rochester Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$3,165,000 Property Type House Suburb Canterbury

Period - From 01/10/2025 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	38 Highfield Rd CANTERBURY 3126	\$3,260,000	28/02/2026
2	65 Warburton Rd CANTERBURY 3126	\$3,200,000	10/02/2026
3	6 Langford St SURREY HILLS 3127	\$3,500,000	30/01/2026

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:

09/03/2026 08:09



Property Type: House (Res)

Agent Comments

Comparable Properties



38 Highfield Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$3,260,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 877 sqm approx



65 Warburton Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$3,200,000

Method: Private Sale

Date: 10/02/2026

Property Type: House



6 Langford St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 30/01/2026

Property Type: House

Land Size: 846 sqm approx

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