

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 26 Canterbury Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Camberwell

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	105 Canterbury Rd CANTERBURY 3126	\$2,650,000	25/10/2025
2	294 Riversdale Rd HAWTHORN EAST 3123	\$2,500,500	29/09/2025
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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: 17/02/2026 13:28



Property Type:
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,550,000
Median House Price
Year ending December 2025: \$2,550,000

Comparable Properties



105 Canterbury Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,650,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 666 sqm approx



294 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$2,500,500
Method: Private Sale
Date: 29/09/2025
Property Type: House (Res)
Land Size: 750 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.

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