

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

2/2A MALING ROAD CANTERBURY VIC 3126

Indicative selling price

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

Single Price

or range
between

\$1,955,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,251,119

Property type

Unit

Suburb

Canterbury

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

2/172 PROSPECT HILL ROAD CANTERBURY VIC 3126	\$2,150,000	27-Aug-25
3/172 PROSPECT HILL ROAD CANTERBURY VIC 3126	\$2,180,000	12-Nov-25
1/32 DONNA BUANG STREET CAMBERWELL VIC 3124	\$1,980,000	28-Oct-25

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: 23 February 2026

Bruce Sun

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**2/172 PROSPECT HILL ROAD
CANTERBURY VIC 3126**

 4  4  2

Sold Price **\$2,150,000** Sold Date **27-Aug-25**

Distance **0.58km**



**3/172 PROSPECT HILL ROAD
CANTERBURY VIC 3126**

 4  4  2

Sold Price **\$2,180,000** Sold Date **12-Nov-25**

Distance **0.58km**



**1/32 DONNA BUANG STREET
CAMBERWELL VIC 3124**

 4  2  2

Sold Price **\$1,980,000** Sold Date **28-Oct-25**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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