

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

207/85 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$1,650,000

&

\$1,800,000

Median sale price

Median price

\$1,850,000

Property Type

Townhouse

Suburb

Canterbury

Period - From

16/02/2025

to

15/02/2026

Source

Property Data

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	102/578 Riversdale Rd CAMBERWELL 3124	\$2,031,000	04/12/2025
2	102/188 Canterbury Rd CANTERBURY 3126	\$1,635,000	15/11/2025
3	G1/166 Victoria Rd CAMBERWELL 3124	\$1,900,000	25/09/2025

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:

16/02/2026 11:00