

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

106/85 Maling Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$1,195,000 Property Type Unit 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	204/828 Burke Rd CAMBERWELL 3124	\$648,000	17/12/2025
2	17/828 Burke Rd CAMBERWELL 3124	\$630,000	31/10/2025
3	105/619 Canterbury Rd SURREY HILLS 3127	\$620,000	24/09/2025

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:

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2025: \$1,195,000



Property Type:

Agent Comments

Comparable Properties



204/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$648,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment



17/828 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment

105/619 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 24/09/2025

Property Type: Apartment