

# 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 Dudley Parade, Canterbury VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,500,000

### Median sale price

Median price

\$3,757,500

Property Type

House

Suburb

Canterbury

Period - From

12/08/2025

to

11/02/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
59 Rochester Rd, Balwyn Vic	\$2,680,000	08/09/2025
20 Boronia St, Canterbury Vic	\$2,480,000	16/08/2025
1 Scott Street, Canterbury 3126	\$2,761,000	06/09/2025

This Statement of Information was prepared on:

12/02/2026

26 Dudley Parade, Canterbury VIC 3126



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Property Type: House  
Davide Lettieri  
0388624982  
0414 018 707  
davide.letteri@marshallwhite.com.au  
Indicative Selling Price  
\$2,300,000 - \$2,500,000  
Median House Price  
Year ending February 2026: \$3,757,500

## Comparable Properties

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59 Rochester Rd, Balwyn Vic

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Price: \$2,680,000  
Method: Private Sale  
Date: 08/09/2025  
Property Type: House  
Land Size: 598 sqm approx



20 Boronia St, Canterbury Vic

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Price: \$2,480,000  
Method: Auction Sale  
Date: 16/08/2025  
Property Type: House  
Land Size: 560 sqm approx

1 Scott Street, Canterbury 3126

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Price: \$2,761,000  
Date: 06/09/2025  
Property Type:  
Land Size:

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Account - Marshall White - Hawthorn | P: 98229999



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