

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

18 Erica Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,757,500 Property Type House Suburb Canterbury

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	24 Selwyn St CANTERBURY 3126	\$3,060,000	22/12/2025
2	3 Golding St CANTERBURY 3126	\$3,165,000	04/12/2025
3	6 Allenby Rd CANTERBURY 3126	\$3,365,800	20/09/2025

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:

09/02/2026 08:33



5 4 2

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



24 Selwyn St CANTERBURY 3126 (REI)

Agent Comments

4 2 3

Price: \$3,060,000

Method: Sold Before Auction

Date: 22/12/2025

Property Type: House



3 Golding St CANTERBURY 3126 (REI/VG)

Agent Comments

4 4 2

Price: \$3,165,000

Method: Auction Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 434 sqm approx



6 Allenby Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 3 6

Price: \$3,365,800

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 920 sqm approx

Account - RT Edgar Boroondara | P: 88882000