

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

30 Highfield Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

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	4 Milton St CANTERBURY 3126	\$3,700,000	11/10/2025
2	6 Allenby Rd CANTERBURY 3126	\$3,365,800	20/09/2025
3	1 Willandra Av CANTERBURY 3126	\$3,350,000	13/09/2025

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:

05/02/2026 16:22



Rooms: 6
Property Type: House
Land Size: 877 sqm approx
[Agent Comments](#)

Comparable Properties



4 Milton St CANTERBURY 3126 (REI/VG)

[Agent Comments](#)



Price: \$3,700,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 880 sqm approx



6 Allenby Rd CANTERBURY 3126 (REI/VG)

[Agent Comments](#)



Price: \$3,365,800
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 920 sqm approx



1 Willandra Av CANTERBURY 3126 (REI/VG)

[Agent Comments](#)



Price: \$3,350,000
Method: Private Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Account - RT Edgar Boroondara | P: 88882000