

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

34 The Ridge, Canterbury Vic 3126

Indicative selling price

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

Range between \$6,000,000 & \$6,500,000

Median sale price

Median price \$3,165,000 Property Type House 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	4 Evans Rd KEW 3101	\$6,800,000	25/10/2025
2	8 View St CANTERBURY 3126	\$6,250,000	17/10/2025
3	6 The Ridge CANTERBURY 3126	\$5,810,000	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:

19/02/2026 18:06



 4
  3
  4

Rooms: 6
Property Type: House
Land Size: 825 sqm approx
Agent Comments

Indicative Selling Price
 \$6,000,000 - \$6,500,000
Median House Price
 December quarter 2025: \$3,165,000

Comparable Properties



4 Evans Rd KEW 3101 (REI)

 5
  3
  2

Price: \$6,800,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 1200 sqm approx

Agent Comments

It's bigger block and has one more bedroom. But the location and street are not as prime, and there are two big trees at the front yard and six units right next door.



8 View St CANTERBURY 3126 (REI/VG)

 6
  5
  4

Price: \$6,250,000
Method: Private Sale
Date: 17/10/2025
Property Type: House (Res)
Land Size: 754 sqm approx

Agent Comments

Newer house but the location and the street are not as prime, and very small garden and smaller block and the landscaping is not as nice



6 The Ridge CANTERBURY 3126 (REI/VG)

 4
  3
  2

Price: \$5,810,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments

Just the land value, and it's too close to busy Canterbury Road.

Account - Marshall White | P: 03 9822 9999