

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

46 Hopetoun Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,800,000

&

\$5,280,000

Median sale price

Median price \$3,753,750

Property Type House

Suburb Canterbury

Period - From 01/07/2025

to

30/09/2025

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	16 Wentworth Av CANTERBURY 3126	\$5,068,000	19/09/2025
2	1a Grange Av CANTERBURY 3126	\$5,200,000	30/08/2025
3	29 The Ridge CANTERBURY 3126	\$5,000,000	31/05/2025

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:

27/10/2025 10:39

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4 3 2

Property Type: House (Res)
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,280,000
Median House Price
September quarter 2025: \$3,753,750

Comparable Properties



16 Wentworth Av CANTERBURY 3126 (REI)

Agent Comments

4 3 4

Price: \$5,068,000
Method: Auction Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 852 sqm approx



1a Grange Av CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$5,200,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 1153 sqm approx



29 The Ridge CANTERBURY 3126 (REI)

Agent Comments

3 3 2

Price: \$5,000,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Account - RT Edgar Boroondara | P: 88882000