

# 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

16 Canterbury Road, Albert Park VIC 3206

### Indicative selling price

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

Range between

\$4,300,000

&

\$4,600,000

### Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Albert Park

Period - From

02/09/2025

to

01/03/2026

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
37-38 Canterbury Rd, Middle Park Vic	\$4,750,000	21/02/2026
18 Canterbury Rd, Albert Park Vic	\$5,500,000	09/10/2025
68 Canterbury Road, Albert Park	\$5,500,000	20/11/2025

This Statement of Information was prepared on:

02/03/2026