

# 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 3/28 Milton Street, Canterbury Vic 3126

### Indicative selling price

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

Range between \$685,000 & \$750,000

### Median sale price

Median price \$991,500 Property Type Unit Suburb Canterbury

Period - From 04/03/2025 to 03/03/2026 Source Property Data

### 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	6/564 Riversdale Rd CAMBERWELL 3124	\$750,000	14/02/2026
2	29 Delany CI CANTERBURY 3126	\$690,000	05/02/2026
3	2/31 Weir St BALWYN 3103	\$728,000	30/12/2025

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: 04/03/2026 14:58

Adrian Wood  
03 8578 0388  
0404 861 508  
adrianw@theagency.com.au



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$685,000 - \$750,000  
**Median Unit Price**  
04/03/2025 - 03/03/2026: \$991,500

## Comparable Properties



6/564 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Rooms:** 8  
**Property Type:** Unit



29 Delany CI CANTERBURY 3126 (REI)

Agent Comments



**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 05/02/2026  
**Property Type:** Apartment



2/31 Weir St BALWYN 3103 (REI/VG)

Agent Comments



**Price:** \$728,000  
**Method:** Private Sale  
**Date:** 30/12/2025  
**Property Type:** Unit

Account - The Agency Victoria | P: 03 8578 0388