

# 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

21 Pin Oak Court, 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 \$1,750,000 & \$1,900,000

### 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	19 Pin Oak Ct CANTERBURY 3126	\$1,850,000	28/10/2025
2	303/2 Gascoyne St CANTERBURY 3126	\$2,110,000	25/10/2025
3	204/2 Gascoyne St CANTERBURY 3126	\$2,065,000	03/10/2025

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:

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

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
Year ending December 2025: \$3,757,500

## Comparable Properties



**19 Pin Oak Ct CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** Townhouse (Single)



**303/2 Gascoyne St CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit



**204/2 Gascoyne St CANTERBURY 3126 (REI/VG)**

Agent Comments



**Price:** \$2,065,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999



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