

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

20 View Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$4,550,000 & \$4,800,000

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	8 Wentworth Av CANTERBURY 3126	\$4,780,000	13/03/2026
2	27 Mont Albert Rd CANTERBURY 3126	\$4,550,000	17/12/2025
3	4 Peverill St DEEPDENE 3103	\$4,500,000	13/10/2025

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:

25/03/2026 12:44



5 2 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



8 Wentworth Av CANTERBURY 3126 (REI)

Agent Comments

5 4 2

Price: \$4,780,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 659 sqm approx



27 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

4 3 4

Price: \$4,550,000

Method: Private Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 763 sqm approx



4 Peverill St DEEPDENE 3103 (REI/VG)

Agent Comments

4 3 4

Price: \$4,500,000

Method: Sold Before Auction

Date: 13/10/2025

Property Type: House (Res)

Land Size: 674 sqm approx