

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

1 Flinders Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,544,000

Property Type House

Suburb Canterbury

Period - From 01/04/2026

to

30/06/2026

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	65 Warburton Rd CANTERBURY 3126	\$3,200,000	10/02/2026
2			
3			

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:

24/07/2026 17:17



 4  3  3

Property Type: House
Land Size: 699 sqm approx
Agent Comments
study/fifth bedroom

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2026: \$2,544,000

Comparable Properties



65 Warburton Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,200,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 650 sqm approx

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.