

## 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

902 BURKE ROAD CANTERBURY VIC 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,900,000

&

\$3,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,750,000

Property type

House

Suburb

Canterbury

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

20 BALWYN ROAD CANTERBURY VIC 3126

\$2,905,000

26-Feb-25

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 6 months.

This Statement of Information was prepared on: 16 December 2025



**20 BALWYN ROAD CANTERBURY  
VIC 3126**

Sold Price

**\$2,905,000**

Sold Date

**26-Feb-25**



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-



2

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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