

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

1/68 WATTLE VALLEY ROAD CANTERBURY VIC 3126

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,216,000

Property type

Unit

Suburb

Canterbury

Period-from

27 Nov 2025

to

27 May 2026

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

2/3 PAYNE STREET SURREY HILLS VIC 3127	\$960,000	03-Apr-26
5/37 CHATHAM ROAD CANTERBURY VIC 3126	\$940,000	19-Mar-26
3/186 MONT ALBERT ROAD CANTERBURY VIC 3126	\$1,000,000	12-Jan-26

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: 27 May 2026