

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 5/37 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Canterbury

Period - From 01/07/2025 to 30/09/2025 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	2/105 Croydon Rd SURREY HILLS 3127	\$907,000	08/11/2025
2	3/40 Talbot Av BALWYN 3103	\$839,000	21/10/2025
3	1/2 Dryden St CANTERBURY 3126	\$849,000	06/09/2025

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: 11/12/2025 13:57



2 1 1

Rooms: 4
Property Type: Unit

David Banks
03 9810 5000
0422 868 410
davidbanks@jellisrcraig.com.au

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
September quarter 2025: \$960,000

Comparable Properties



2/105 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$907,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit



3/40 Talbot Av BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$839,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Unit



1/2 Dryden St CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$849,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit
Land Size: 124 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511