

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 3/2a Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$950,000

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	2/12 Wattle Valley Rd CANTERBURY 3126	\$926,000	22/11/2025
2	1/91 Warrigal Rd SURREY HILLS 3127	\$950,000	25/08/2025
3	13/6 Balwyn Rd CANTERBURY 3126	\$960,000	05/07/2025

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:

10/12/2025 09:34

Stan Song
8849 8088
0452 180 920
stansong@jellisrcraig.com.au



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000
Median Unit Price
September quarter 2025: \$960,000

Comparable Properties



2/12 Wattle Valley Rd CANTERBURY 3126 (REI)

[Agent Comments](#)

2 1 1

Price: \$926,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



1/91 Warrigal Rd SURREY HILLS 3127 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$950,000
Method: Private Sale
Date: 25/08/2025
Property Type: Unit



13/6 Balwyn Rd CANTERBURY 3126 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$960,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 88498088