

# 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

20b Irlbarra 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)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,203,000 Property Type Unit Suburb Canterbury

Period - From 01/01/2025 to 31/12/2025 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	135 Gordon St BALWYN 3103	\$1,260,000	06/12/2025
2	1/30 Cremorne St BALWYN 3103	\$1,420,000	27/10/2025
3	17 Palmerston St CAMBERWELL 3124	\$1,512,000	20/09/2025

**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:

03/03/2026 12:57



**Rooms:** 6  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median Unit Price**  
Year ending December 2025: \$1,203,000

## Comparable Properties



**135 Gordon St BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx



**1/30 Cremorne St BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$1,420,000  
**Method:** Private Sale  
**Date:** 27/10/2025  
**Property Type:** Unit  
**Land Size:** 230 sqm approx



**17 Palmerston St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**



**Price:** \$1,512,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 245 sqm approx