Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$900,000	&	\$925,000

Median sale price

Median price	\$1,216,000	Pro	perty Type	Unit		Suburb	Canterbury
Period - From	01/01/2025	to	31/03/2025		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

		1 1100	Date of Sale
1	2/3 Payne St SURREY HILLS 3127	\$945,000	20/06/2025
2	31 Delany CI CANTERBURY 3126	\$870,000	11/06/2025
3	64 Balwyn Rd BALWYN 3103	\$896,750	18/03/2025

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:	28/06/2025 09:04



Date of sale



Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

Indicative Selling Price \$900,000 - \$925,000 **Median Unit Price** March quarter 2025: \$1,216,000



Property Type: Apartment **Agent Comments**

Comparable Properties



2/3 Payne St SURREY HILLS 3127 (REI)

Price: \$945,000 Method: Private Sale Date: 20/06/2025 Property Type: Unit

Agent Comments



31 Delany CI CANTERBURY 3126 (REI)

2

Price: \$870,000 Method: Private Sale Date: 11/06/2025 Property Type: Unit





Agent Comments



64 Balwyn Rd BALWYN 3103 (VG)



Price: \$896,750 Method: Sale Date: 18/03/2025

Property Type: House (Res) Land Size: 483 sqm approx

Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999





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