

# 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

13/6 Balwyn 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 \$900,000

&

\$925,000

### Median sale price

Median price \$1,216,000

Property 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	Price	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



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/3 Payne St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$945,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Unit



**31 Delany Ct CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 11/06/2025

**Property Type:** Unit



**64 Balwyn Rd BALWYN 3103 (VG)**

Agent Comments



**Price:** \$896,750

**Method:** Sale

**Date:** 18/03/2025

**Property Type:** House (Res)

**Land Size:** 483 sqm approx

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