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	3/31 FAVERSHAM ROAD CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,216,000	Property type	Unit	Suburb	Canterbury
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
7/25 BARNSBURY ROAD DEEPDENE VIC 3103	$902,000	23-Aug-25
1/2 DRYDEN STREET CANTERBURY VIC 3126	$849,000	06-Sep-25
2/28 MILTON STREET CANTERBURY VIC 3126	$756,600	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 14 October 2025

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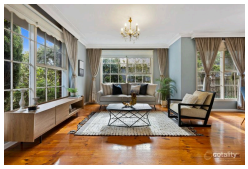


7/25 BARNSBURY ROAD DEEPDENE VIC 3103

2 1 1

Sold Price RS **$902,000** Sold Date **23-Aug-25**

Distance **1.93km**



1/2 DRYDEN STREET CANTERBURY VIC 3126

2 1 1

Sold Price RS **$849,000** Sold Date **06-Sep-25**

Distance **1.2km**



2/28 MILTON STREET CANTERBURY VIC 3126

2 1 1

Sold Price **$756,600** Sold Date **09-May-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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