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	24 SELWYN STREET 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	$3,000,000	&	$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$3,750,000	Property type	House	Suburb	Canterbury
Period-from	01 Dec 2024	to	30 Nov 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 SELWYN STREET CANTERBURY VIC 3126	$3,700,000	28-Jun-25
3 GOLDING STREET CANTERBURY VIC 3126	$3,165,000	04-Dec-25
41 HIGHFIELD ROAD CANTERBURY VIC 3126	$3,240,000	28-Jun-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: 11 December 2025

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7 SELWYN STREET CANTERBURY VIC 3126

4 2 1

Sold Price **$3,700,000** Sold Date **28-Jun-25**

Distance **0.19km**



3 GOLDING STREET CANTERBURY VIC 3126

4 4 2

Sold Price RS **$3,165,000** Sold Date **04-Dec-25**

Distance **0.32km**



41 HIGHFIELD ROAD CANTERBURY VIC 3126

4 3 1

Sold Price **$3,240,000** Sold Date **28-Jun-25**

Distance **0.14km**

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

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