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	102/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $355,000 & $375,000

Median sale price

Median price $835,000 Property Type Unit Suburb Surrey Hills

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	1025/850 Whitehorse Rd BOX HILL 3128	$350,000	24/12/2025
2	904/11 Prospect St BOX HILL 3128	$370,000	12/12/2025
3	105/340 Whitehorse Rd BALWYN 3103	$380,000	29/09/2025

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: 02/03/2026 09:01

102/629 Canterbury Road, Surrey Hills Vic 3127

JellisCraig



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$355,000 - $375,000
Median Unit Price
02/03/2025 - 01/03/2026: $835,000

Comparable Properties



1025/850 Whitehorse Rd BOX HILL 3128 (REI)

1 1 -

Price: $350,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment

Agent Comments



904/11 Prospect St BOX HILL 3128 (REI/VG)

1 1 -

Price: $370,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments



105/340 Whitehorse Rd BALWYN 3103 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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