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	3/5 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $3,757,500 Property Type House Suburb Canterbury

Period - From 01/01/2025 to 31/12/2025 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	3/31 Kireep Rd BALWYN 3103	$1,815,000	13/12/2025
2	1a Wilson St SURREY HILLS 3127	$1,850,000	22/11/2025
3	2/48 Warburton Rd CANTERBURY 3126	$1,795,000	29/07/2025

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: 27/01/2026 14:43

3/5 Chatham Road, Canterbury Vic 3126

JellisCraig



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
Year ending December 2025: $3,757,500

Comparable Properties



3/31 Kireep Rd BALWYN 3103 (REI)

4 3 2

Price: $1,815,000
Method: Private Sale
Date: 13/12/2025
Property Type: Townhouse (Single)

Agent Comments



1a Wilson St SURREY HILLS 3127 (REI)

4 2 2

Price: $1,850,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/48 Warburton Rd CANTERBURY 3126 (REI/VG)

4 3 2

Price: $1,795,000
Method: Private Sale
Date: 29/07/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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