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	10 Selwyn Street, Canterbury Vic 3126

Indicative selling price

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

Range between $2,250,000 & $2,450,000

Median sale price

Median price $3,165,000 Property Type House Suburb Canterbury

Period - From 01/10/2025 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	198 Wattle Valley Rd CAMBERWELL 3124	$2,380,000	05/12/2025
2	2 French St CAMBERWELL 3124	$2,420,000	17/11/2025
3	20 Boronia St CANTERBURY 3126	$2,480,000	16/08/2025

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: 06/02/2026 11:56

10 Selwyn Street, Canterbury Vic 3126

Tamsin Curcio
03 9889 3990
0433 834 221
tamsin@shelterrealestate.com.au



4 2 2

Property Type: House
Land Size: 600 sqm approx

Indicative Selling Price
$2,250,000 - $2,450,000
Median House Price
December quarter 2025: $3,165,000

Agent Comments

Upholding a prestigious position in one of Canterbury's most esteemed pockets, this resplendent Art Deco residence combines the grandeur and elegance of the era with superb modern day appeal and prized future scope.

Comparable Properties



198 Wattle Valley Rd CAMBERWELL 3124 (REI)

4 1 2

Price: $2,380,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



2 French St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,420,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



20 Boronia St CANTERBURY 3126 (REI/VG)

4 4 2

Price: $2,480,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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