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 Faversham Road, Canterbury Vic 3126

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $3,700,000 Property Type House Suburb Canterbury

Period - From 01/10/2024 to 30/09/2025 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	105 Canterbury Rd CANTERBURY 3126	$2,650,000	25/10/2025
2	6 Ian St BALWYN 3103	$2,700,000	13/10/2025
3	25 Wharton St SURREY HILLS 3127	$2,350,000	09/10/2025

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: 07/11/2025 17:36

3 Faversham Road, Canterbury Vic 3126

JellisCraig



4 2 2

Rooms: 7
Property Type: House
Land Size: 659 approx sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
Year ending September 2025: $3,700,000

Comparable Properties



105 Canterbury Rd CANTERBURY 3126 (REI)

5 3 2

Price: $2,650,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 666 sqm approx

Agent Comments



6 Ian St BALWYN 3103 (REI)

4 3 2

Price: $2,700,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



25 Wharton St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,350,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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