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	1/37 Chatham Road, Canterbury Vic 3126

Indicative selling price

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

Single price $915,000

Median sale price

Median price $1,740,000 Property Type Townhouse Suburb Canterbury

Period - From 05/08/2025 to 04/08/2026 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	4/74 Wattle Valley Rd CANTERBURY 3126	$912,000	04/07/2026
2	3/49 Wandsworth Rd SURREY HILLS 3127	$900,000	06/06/2026
3	1/28 Langford St SURREY HILLS 3127	$900,000	27/02/2026

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: 05/08/2026 14:56

1/37 Chatham Road, Canterbury Vic 3126

JellisCraig

Khom Falla
9810 5000
0497 282 260
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2 1 1

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$915,000
Median Townhouse Price
05/08/2025 - 04/08/2026: $1,740,000

Comparable Properties



4/74 Wattle Valley Rd CANTERBURY 3126 (REI)

2 1 1

Price: $912,000
Method: Private Sale
Date: 04/07/2026
Property Type: Unit

Agent Comments



3/49 Wandsworth Rd SURREY HILLS 3127 (REI/VG)

2 1 2

Price: $900,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Unit

Agent Comments



1/28 Langford St SURREY HILLS 3127 (VG)

2 - -

Price: $900,000
Method: Sale
Date: 27/02/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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