

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

31 Delany Close, Canterbury Vic 3126

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Canterbury

Period - From 20/05/2024 to 19/05/2025 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	1/15 York St SURREY HILLS 3127	\$860,000	03/05/2025
2	4/14 Lorne Pde MONT ALBERT 3127	\$860,000	12/04/2025
3	2/10 Northcote Av BALWYN 3103	\$900,000	12/03/2025

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:

20/05/2025 09:30



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
20/05/2024 - 19/05/2025: \$920,000

Comparable Properties



1/15 York St SURREY HILLS 3127 (REI)

[Agent Comments](#)

2 1 1

Price: \$860,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Unit



4/14 Lorne Pde MONT ALBERT 3127 (REI)

[Agent Comments](#)

2 1 1

Price: \$860,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit



2/10 Northcote Av BALWYN 3103 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$900,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: Villa

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