

# 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 22 Daphne Street, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,000,000

### Median sale price

Median price \$3,400,000

Property Type House

Suburb Canterbury

Period - From 01/07/2024

to 30/06/2025

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	42 Weybridge St SURREY HILLS 3127	\$2,950,000	07/07/2025
2	32 Yarrbat Av BALWYN 3103	\$2,950,000	02/07/2025
3	28 Monash Av BALWYN 3103	\$3,050,000	21/03/2025

**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:

16/08/2025 11:48

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**Indicative Selling Price**  
\$3,000,000

**Median House Price**  
Year ending June 2025: \$3,400,000



 4    2    2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

## Comparable Properties



**42 Weybridge St SURREY HILLS 3127 (REI)**

**Agent Comments**

 5    3    1

**Price:** \$2,950,000  
**Method:** Expression of Interest  
**Date:** 07/07/2025  
**Property Type:** House (Res)  
**Land Size:** 878 sqm approx



**32 Yarrbat Av BALWYN 3103 (REI)**

**Agent Comments**

 5    2    4

**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 02/07/2025  
**Property Type:** House  
**Land Size:** 1120 sqm approx



**28 Monash Av BALWYN 3103 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** House

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