

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 103/358 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$947,500

Property Type Unit

Suburb Surrey Hills

Period - From 01/07/2025

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	2/972 Riversdale Rd SURREY HILLS 3127	\$730,000	07/07/2025
2	208/661 Whitehorse Rd MONT ALBERT 3127	\$700,000	07/05/2025
3			

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:

22/10/2025 16:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$730,000

Median Unit Price

September quarter 2025: \$947,500

Comparable Properties



2/972 Riversdale Rd SURREY HILLS 3127 (VG)

Agent Comments

 2  -  -

Price: \$730,000

Method: Sale

Date: 07/07/2025

Property Type: Strata Unit/Flat



208/661 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  2  2

Price: \$700,000

Method: Private Sale

Date: 07/05/2025

Property Type: Unit

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.