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	6 Grange Avenue, Canterbury Vic 3126

Indicative selling price

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

Range between $3,700,000 & $3,900,000

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	7 Carronshore Cl BALWYN 3103	$3,950,000	24/06/2025
2	89 Gordon St BALWYN 3103	$3,915,000	30/03/2025
3	9 Canterbury Rd CAMBERWELL 3124	$4,120,000	22/03/2025

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: 18/08/2025 09:56

6 Grange Avenue, Canterbury Vic 3126

Dean Brooks
03 9889 3990
0412 055 511
dean@shelterrealestate.com.au



3 1 3

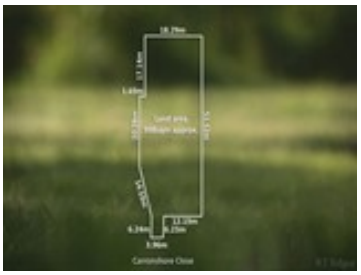
Property Type: House
Land Size: 1156 sqm approx

Indicative Selling Price
$3,700,000 - $3,900,000
Median House Price
Year ending June 2025: $3,400,000

Agent Comments

Steeped in history, tightly held across 106 years and immersed in established garden surrounds, this incredibly nostalgic Arts and Crafts family home provides the perfect foundation, extensive allotment and premier position within the Golden Mile.

Comparable Properties



7 Carronshore Cl BALWYN 3103 (REI)

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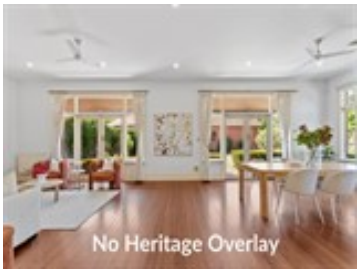
Price: $3,950,000
Method: Expression of Interest
Date: 24/06/2025
Property Type: Land (Res)
Land Size: 998 sqm approx

Agent Comments



89 Gordon St BALWYN 3103 (REI/VG)

5 2 2

Price: $3,915,000
Method: Auction Sale
Date: 30/03/2025
Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments



9 Canterbury Rd CAMBERWELL 3124 (REI/VG)

5 3 1

Price: $4,120,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 1115 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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