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	2/12 Rubens Grove, Canterbury Vic 3126

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,248,000 Property Type Unit Suburb Canterbury

Period - From 01/04/2025 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	1/5 King St BALWYN 3103	$1,230,000	31/05/2025
2	1/11 Highfield Rd CANTERBURY 3126	$1,251,119	28/05/2025
3	2/8 Bernborough Av BALWYN 3103	$1,150,000	03/05/2025

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: 29/08/2025 13:48

2/12 Rubens Grove, Canterbury Vic 3126

JellisCraig

Adele Mirabella
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3 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
June quarter 2025: $1,248,000

Comparable Properties



1/5 King St BALWYN 3103 (REI/VG)

2 2 1

Price: $1,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/11 Highfield Rd CANTERBURY 3126 (REI/VG)

3 1 1

Price: $1,251,119
Method: Private Sale
Date: 28/05/2025
Property Type: Unit

Agent Comments



2/8 Bernborough Av BALWYN 3103 (REI/VG)

2 1 1

Price: $1,150,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Villa

Agent Comments

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