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	23/6 Balwyn Road, Canterbury Vic 3126

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,782,500 Property Type Townhouse Suburb Canterbury

Period - From 13/10/2024 to 12/10/2025 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	4/58 Union Rd SURREY HILLS 3127	$1,475,000	19/09/2025
2	1/535 Whitehorse Rd SURREY HILLS 3127	$1,420,000	31/05/2025
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: 13/10/2025 08:54

23/6 Balwyn Road, Canterbury Vic 3126

JellisCraig

David Banks
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3 2 2

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,450,000
Median Townhouse Price
13/10/2024 - 12/10/2025: $1,782,500

Comparable Properties



4/58 Union Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,475,000
Method: Private Sale
Date: 19/09/2025
Property Type: Townhouse (Res)

Agent Comments



1/535 Whitehorse Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

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.

REIV THE DIFFERENCE

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