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	303/2 Gascoyne Street, Canterbury Vic 3126

Indicative selling price

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

Range between $1,750,000 & $1,900,000

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	6/1 Marshall Av KEW 3101	$1,840,000	01/04/2025
2	G3/369 Cotham Rd KEW 3101	$1,820,000	02/08/2025
3	201/55 Chaucer Cr CANTERBURY 3126	$1,760,000	05/04/2025

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: 25/09/2025 13:45

303/2 Gascoyne Street, Canterbury Vic 3126

JellisCraig

Toby Parker
0413581104
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3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median Unit Price
June quarter 2025: $1,248,000

Comparable Properties



6/1 Marshall Av KEW 3101 (REI)

3 2 2

Price: $1,840,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)

Agent Comments

G3/369 Cotham Rd KEW 3101 (VG)

3 - -

Price: $1,820,000
Method: Sale
Date: 02/08/2025
Property Type: Strata Unit/Flat

Agent Comments



201/55 Chaucer Cr CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,760,000
Method: Private Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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