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	761 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $2,260,000 Property Type House Suburb Surrey Hills

Period - From 27/11/2024 to 26/11/2025 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	19 Wavell St BOX HILL 3128	$1,645,000	08/11/2025
2	35 Monash St BOX HILL SOUTH 3128	$1,665,000	29/06/2025
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: 27/11/2025 14:41

JellisCraig



3 1 3

Property Type: House
Land Size: 752.6 sqm approx

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
27/11/2024 - 26/11/2025: $2,260,000

Can’t find any main road properties within 2 km. The two provided are the most relevant with similar style, feel and period of Home. In neighbouring suburb and not main road, but the most relevant.

Comparable Properties



19 Wavell St BOX HILL 3128 (REI)

3 1 1

Price: $1,645,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



35 Monash St BOX HILL SOUTH 3128 (REI/VG)

5 3 2

Price: $1,665,000
Method: Private Sale
Date: 29/06/2025
Property Type: House
Land Size: 684 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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