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	2/26 Dryden Street, Canterbury Vic 3126

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $3,753,750 Property Type House Suburb Canterbury

Period - From 01/07/2025 to 30/09/2025 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	87 Croydon Rd SURREY HILLS 3127	$3,345,000	19/11/2025
2	19 King St CAMBERWELL 3124	$3,250,000	30/08/2025
3	41 Highfield Rd CANTERBURY 3126	$3,240,000	28/06/2025

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: 21/11/2025 13:41

JellisCraig



5 4 3

Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
September quarter 2025: $3,753,750

Comparable Properties



87 Croydon Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $3,345,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House
Land Size: 766 sqm approx

Agent Comments



19 King St CAMBERWELL 3124 (REI/VG)

3 1 2

Price: $3,250,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments



41 Highfield Rd CANTERBURY 3126 (REI/VG)

4 3 2

Price: $3,240,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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