

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

204/2 Gascoyne Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$4,013,000

Property Type House

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	606/9 Porter St HAWTHORN EAST 3123	\$2,360,000	06/06/2025
2			
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:

12/08/2025 15:41



 3  2  2

Rooms: 6
Property Type: Apartment
Land Size: 160 sqm approx

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jellisrcraig.com.au

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2025: \$4,013,000

Please note - 1/188 Canterbury Road, Canterbury sold \$2,540,000 13/02/2025

Comparable Properties



606/9 Porter St HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  4

Price: \$2,360,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment

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.