

# 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

22 Daphne Street, Canterbury Vic 3126

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$3,400,000

Property Type House

Suburb Canterbury

Period - From 01/07/2024

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	5 Reid St BALWYN 3103	\$2,868,800	05/05/2025
2	23 Bristol St SURREY HILLS 3127	\$2,728,000	02/05/2025
3	2 Remon Av CAMBERWELL 3124	\$2,700,000	04/03/2025

**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:

18/07/2025 09:43



 4   
  2   
  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending June 2025: \$3,400,000

## Comparable Properties



**5 Reid St BALWYN 3103 (REI)**

Agent Comments

 4   
  2   
  1

**Price:** \$2,868,800

**Method:** Private Sale

**Date:** 05/05/2025

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**23 Bristol St SURREY HILLS 3127 (REI)**

Agent Comments

 4   
  3   
  3

**Price:** \$2,728,000

**Method:** Sold Before Auction

**Date:** 02/05/2025

**Property Type:** House (Res)

**Land Size:** 831 sqm approx



**2 Remon Av CAMBERWELL 3124 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** House

**Land Size:** 733 sqm approx

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