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	cons	sumer.vic.go	v.au	/underquot	ing			
Range betwee	\$2,600,000		&		\$2,800,000				
Median sale price									
Median price	\$3,400,000	Pro	Property Type		House		Suburb	Canterbury	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress 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.

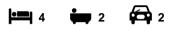
This Statement of Information was prepared on:

18/07/2025 09:43









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) 4 2 2 1 Price: \$2,868,800 Method: Private Sale Date: 05/05/2025 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
23 Bristol St SURREY HILLS 3127 (REI) 4 3 6 3 Price: \$2,728,000 Method: Sold Before Auction Date: 02/05/2025 Property Type: House (Res) Land Size: 831 sqm approx	Agent Comments
2 Remon Av CAMBERWELL 3124 (REI) 3 2 2 2 Price: \$2,700,000 Method: Private Sale Date: 04/03/2025 Property Type: House Land Size: 733 sqm approx	Agent Comments

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



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