

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

103/358 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$645,000

&

\$695,000

Median sale price

Median price \$947,500

Property Type Unit

Suburb Surrey Hills

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	G7/629 Canterbury Rd SURREY HILLS 3127	\$540,000	17/11/2025
2	105/619 Canterbury Rd SURREY HILLS 3127	\$620,000	24/09/2025
3	206/692 Whitehorse Rd MONT ALBERT 3127	\$567,000	28/05/2025

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:

26/11/2025 12:39



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$645,000 - \$695,000

Median Unit Price

September quarter 2025: \$947,500

Comparable Properties



G7/629 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  2  1

Price: \$540,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment

105/619 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 24/09/2025

Property Type: Apartment



206/692 Whitehorse Rd MONT ALBERT 3127 (VG)

Agent Comments

 2  -  -

Price: \$567,000

Method: Sale

Date: 28/05/2025

Property Type: Subdivided Flat - Single OYO Flat

Account - Barry Plant | P: 03 9842 8888