

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 Selwyn Street, Canterbury Vic 3126

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,544,000

Property Type House

Suburb Canterbury

Period - From 01/04/2026

to

30/06/2026

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	54 Croydon Rd SURREY HILLS 3127	\$2,105,000	22/08/2026
2	3 Shepherd St SURREY HILLS 3127	\$2,350,000	08/08/2026
3	189 Mont Albert Rd CANTERBURY 3126	\$2,222,000	30/05/2026

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:

24/09/2026 10:21



3 2 0

Rooms: 6

Property Type: House

Land Size: 470 sqm approx

Agent Comments

Comparable Properties



54 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 -

Price: \$2,105,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 383 sqm approx



3 Shepherd St SURREY HILLS 3127 (REI)

Agent Comments

5 3 3

Price: \$2,350,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 664 sqm approx



189 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

4 2 4

Price: \$2,222,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 697 sqm approx