

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

3/222 Canterbury Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,195,000

Property Type Unit

Suburb Canterbury

Period - From 01/07/2025

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	3/49 Wandsworth Rd SURREY HILLS 3127	\$900,000	06/06/2026
2	3/46 Windsor Cr SURREY HILLS 3127	\$740,000	27/05/2026
3	2/184 Wattle Valley Rd CAMBERWELL 3124	\$800,000	25/03/2026

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:

17/07/2026 16:34



2 2 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

Year ending June 2026: \$1,195,000

Comparable Properties



3/49 Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$900,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit



3/46 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Sold Before Auction

Date: 27/05/2026

Property Type: Townhouse (Res)



2/184 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 25/03/2026

Property Type: Unit

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