

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

7/9 Irilbarra Road, Canterbury Vic 3126

Indicative selling price

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

Range between \$570,000 & \$590,000

Median sale price

Median price \$912,000

Property Type Unit

Suburb Canterbury

Period - From 27/07/2025

to 26/07/2026

Source Property Data

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	4/42 Northcote Av BALWYN 3103	\$570,000	18/07/2026
2	16/19 Kireep Rd BALWYN 3103	\$580,000	08/05/2026
3	8/48 Weir St BALWYN 3103	\$595,000	04/04/2026

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:

27/07/2026 12:32

7/9 Irilbarra Road, Canterbury Vic 3126

JellisCraig



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Rooms: 4

Property Type: Apartment

David Banks

03 9810 5000

0422 868 410

davidbanks@jellisrcraig.com.au

Indicative Selling Price

\$570,000 - \$590,000

Median Unit Price

27/07/2025 - 26/07/2026: \$912,000

Comparable Properties



4/42 Northcote Av BALWYN 3103 (REI)

Agent Comments

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Price: \$570,000

Method: Auction Sale

Date: 18/07/2026

Property Type: Apartment



16/19 Kireep Rd BALWYN 3103 (REI)

Agent Comments

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Price: \$580,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment



8/48 Weir St BALWYN 3103 (REI)

Agent Comments

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Price: \$595,000

Method: Private Sale

Date: 04/04/2026

Property Type: Apartment

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



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