

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 SELWYN STREET CANTERBURY VIC 3126

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,400,000

&

\$3,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,170,400

Property type

House

Suburb

Canterbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

19 STANLEY GROVE CANTERBURY VIC 3126	\$3,806,000	22-Mar-25

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 6 months.

This Statement of Information was prepared on: 19 May 2025



**19 STANLEY GROVE CANTERBURY
VIC 3126**

Sold Price ^{RS} **\$3,806,000** ^{UN} Sold Date **22-Mar-25**

 4  2  2

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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