

# 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 307/251 Canterbury Road, Forest Hill Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$398,000

### Median sale price

Median price \$775,000

Property Type Unit

Suburb Forest Hill

Period - From 01/01/2024

to 31/12/2024

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	319/251 Canterbury Rd FOREST HILL 3131	\$400,000	01/01/2025
2	119/251 Canterbury Rd FOREST HILL 3131	\$425,000	11/12/2024
3	14/259 Canterbury Rd FOREST HILL 3131	\$420,000	15/08/2024

**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:

05/02/2025 08:14



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

Council Rate approx. \$730 yearly / Owners Corp approx. \$3,985 yearly

**Indicative Selling Price**

\$398,000

**Median Unit Price**

Year ending December 2024: \$775,000

## Comparable Properties



**319/251 Canterbury Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 01/01/2025

**Property Type:** Apartment



**119/251 Canterbury Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** Apartment



**14/259 Canterbury Rd FOREST HILL 3131 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 15/08/2024

**Property Type:** Apartment

**Land Size:** 93.50 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707