

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

1/257 CANTERBURY ROAD FOREST HILL VIC 3131

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,125

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jul 2024

to

30 Jun 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

6/217 SPRINGVALE ROAD NUNAWADING VIC 3131	\$651,500	28-May-25
4/26 WOLSELEY CRESCENT BLACKBURN VIC 3130	\$660,000	20-May-25
4/444-446 CANTERBURY ROAD FOREST HILL VIC 3131	\$610,000	01-Apr-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: 16 July 2025



**6/217 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 2  2  1

Sold Price

\$651,500

Sold Date **28-May-25**

Distance

1.35km



**4/26 WOLSELEY CRESCENT
BLACKBURN VIC 3130**

 2  1  1

Sold Price

\$660,000

Sold Date **20-May-25**

Distance

1.43km



**4/444-446 CANTERBURY ROAD
FOREST HILL VIC 3131**

 2  1  1

Sold Price

\$610,000

Sold Date **01-Apr-25**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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