

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

1/300 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Heathmont

Period - From 09/10/2024 to 08/10/2025 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	2/10 Joel Ct HEATHMONT 3135	\$725,000	16/08/2025
2	6/211 Wantirna Rd RINGWOOD 3134	\$579,000	26/06/2025
3	5/11 City Rd RINGWOOD 3134	\$645,000	20/05/2025

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:

09/10/2025 17:12



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Property Type: Unit
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$660,000
Median Unit Price
09/10/2024 - 08/10/2025: \$760,000

Comparable Properties



2/10 Joel Ct HEATHMONT 3135 (REI/VG)

Agent Comments

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Price: \$725,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 245 sqm approx

6/211 Wantirna Rd RINGWOOD 3134 (VG)

Agent Comments

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Price: \$579,000
Method: Sale
Date: 26/06/2025
Property Type: Retirement Village Individual Flat/Unit



5/11 City Rd RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$645,000
Method: Private Sale
Date: 20/05/2025
Property Type: Unit