Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1/660 Canterbury Road, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$930,000	&	\$990,000

Median sale price

Median price	\$1,015,000	Pro	perty Type To	ownhouse]	Suburb	Vermont
Period - From	20/10/2024	to	19/10/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	11/520 Mitcham Rd MITCHAM 3132	\$810,000	22/09/2025
2	3/462 Canterbury Rd FOREST HILL 3131	\$968,000	20/09/2025
3	9/12 Short St VERMONT 3133	\$966,500	31/05/2025

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:	20/10/2025 13:59



Date of sale











Property Type: Townhouse Land Size: 223 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$990,000 **Median Townhouse Price** 20/10/2024 - 19/10/2025: \$1,015,000

Comparable Properties



11/520 Mitcham Rd MITCHAM 3132 (REI)

Price: \$810,000 Method: Private Sale







Date: 22/09/2025

Property Type: Townhouse (Res)

Agent Comments



3/462 Canterbury Rd FOREST HILL 3131 (REI)







Agent Comments

Price: \$968,000 Method: Auction Sale Date: 20/09/2025 Property Type: Unit

Land Size: 231 sqm approx





9/12 Short St VERMONT 3133 (REI/VG)

Price: \$966,500 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res) Land Size: 195 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355





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