

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

1/660 Canterbury Road, Vermont Vic 3133

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 Property Type Townhouse Suburb Vermont

Period - From 20/10/2024 to 19/10/2025 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	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



 3  3  2

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)

Agent Comments

 3  2  1

Price: \$810,000

Method: Private Sale

Date: 22/09/2025

Property Type: Townhouse (Res)



3/462 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  2

Price: \$966,500

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Land Size: 195 sqm approx

Account - Barry Plant | P: 03 9874 3355