

## 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

18/457-467 CANTERBURY ROAD VERMONT VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Vermont

Period-from

01 May 2024

to

30 Apr 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

1/60 PERCY STREET MITCHAM VIC 3132	\$790,000	22-Dec-24
4/6 PERCY STREET MITCHAM VIC 3132	\$820,000	07-Dec-24
15/19-27 MOORE ROAD VERMONT VIC 3133	\$750,000	22-Jan-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: 20 May 2025



**1/60 PERCY STREET MITCHAM VIC 3132** Sold Price **\$790,000** Sold Date **22-Dec-24**

3 2 1

Distance **1.2km**



**4/6 PERCY STREET MITCHAM VIC 3132** Sold Price **\$820,000** Sold Date **07-Dec-24**

3 3 2

Distance **1.77km**



**15/19-27 MOORE ROAD VERMONT VIC 3133** Sold Price **\$750,000** Sold Date **22-Jan-25**

3 1 1

Distance **1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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