

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

307/251 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/01/2024

to

31/12/2024

Source

REIV

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	319/251 Canterbury Rd FOREST HILL 3131	\$400,000	01/01/2025
2	119/251 Canterbury Rd FOREST HILL 3131	\$425,000	11/12/2024
3	14/259 Canterbury Rd FOREST HILL 3131	\$420,000	15/08/2024

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:

05/02/2025 08:14



2 1 1

Property Type: Apartment

Agent Comments

Council Rate approx. \$730 yearly / Owners Corp approx. \$3,985 yearly

Indicative Selling Price

\$398,000

Median Unit Price

Year ending December 2024: \$775,000

Comparable Properties



319/251 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 01/01/2025

Property Type: Apartment



119/251 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment



14/259 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

2 2 1

Price: \$420,000

Method: Private Sale

Date: 15/08/2024

Property Type: Apartment

Land Size: 93.50 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707