

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

1/468 CANTERBURY ROAD FOREST HILL VIC 3131

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,003

Property type

Other

Suburb

Forest Hill

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2/1-3 BORONIA ROAD VERMONT VIC 3133	\$908,888	24-May-25
2/180 CENTRAL ROAD NUNAWADING VIC 3131	\$895,000	03-May-25
4 MINTLEAF GROVE MITCHAM VIC 3132	\$850,000	12-Aug-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: 11 September 2025


**2/1-3 BORONIA ROAD VERMONT
VIC 3133**

 3
  2
  2

Sold Price

\$908,888

 Sold Date **24-May-25**

 Distance **1.32km**

**2/180 CENTRAL ROAD
NUNAWADING VIC 3131**

 3
  2
  1

Sold Price

\$895,000

 Sold Date **03-May-25**

 Distance **1.57km**

**4 MINTLEAF GROVE MITCHAM VIC
3132**

 3
  2
  1

Sold Price

^{RS} **\$850,000**

 Sold Date **12-Aug-25**

 Distance **1.63km**
RS = Recent sale

UN = Undisclosed Sale

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