

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

3/470-474 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Forest Hill

Period-from

01 Feb 2025

to

31 Jan 2026

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

9/470-474 CANTERBURY ROAD FOREST HILL VIC 3131	\$720,000	14-Feb-26
2A HUSBAND ROAD FOREST HILL VIC 3131	\$710,000	21-Feb-26
16 SANDON CIRCUIT FOREST HILL VIC 3131	\$725,000	16-Dec-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: 25 February 2026


**9/470-474 CANTERBURY ROAD
FOREST HILL VIC 3131**

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **14-Feb-26**
 2  1  1

Distance **0km**

**2A HUSBAND ROAD FOREST HILL
VIC 3131**

Sold Price ^{RS} **\$710,000** Sold Date **21-Feb-26**
 2  1  1

Distance **0.86km**

**16 SANDON CIRCUIT FOREST HILL
VIC 3131**

Sold Price **\$725,000** Sold Date **16-Dec-25**
 2  1  1

Distance **1.23km**
RS = Recent sale

UN = Undisclosed Sale

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