

# 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

9/263 Canterbury Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$830,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Heathmont

Period - From

11/12/2024

to

10/12/2025

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 | 140 Wantirna Rd RINGWOOD 3134       | \$820,000 | 15/11/2025   |
| 2 | 12/735-741 Boronia Rd WANTIRNA 3152 | \$780,000 | 23/10/2025   |
| 3 | 7/20 Wilana St RINGWOOD 3134        | \$825,000 | 10/10/2025   |

**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:

11/12/2025 12:50



 3  2  2

**Property Type:** Unit  
**Land Size:** 233 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$830,000  
**Median Unit Price**  
11/12/2024 - 10/12/2025: \$800,000

## Comparable Properties



**140 Wantirna Rd RINGWOOD 3134 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 15/11/2025  
**Property Type:** House  
**Land Size:** 695 sqm approx



**12/735-741 Boronia Rd WANTIRNA 3152 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** Townhouse (Single)



**7/20 Wilana St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 152 sqm approx

**Account - Barry Plant** | P: 03 9722 7166