Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9/263 Canterbury Road, Heathmont Vic 3135
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Indicative selling price

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

Range between	\$760,000	&	\$830,000
0	·		· ,

Median sale price

Median price	\$800,000	Pro	perty 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

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 comparableproperties 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
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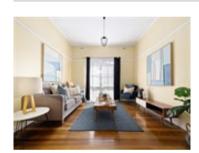


Property Type: Unit Land Size: 233 sqm approx

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

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

Price: \$780,000 Method: Private Sale Date: 23/10/2025

Property Type: Townhouse (Single)



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





Price: \$825,000

Method: Sold Before Auction

Date: 10/10/2025

Property Type: Townhouse (Res) Land Size: 152 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166



