

# 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 9/270 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 \$660,000 & \$720,000

### Median sale price

Median price \$790,000 Property Type Unit Suburb Heathmont

Period - From 06/06/2025 to 05/06/2026 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	6/10 Alexandra Rd RINGWOOD EAST 3135	\$700,000	12/05/2026
2	2/1 Ford St RINGWOOD 3134	\$701,000	09/05/2026
3	10/270 Canterbury Rd HEATHMONT 3135	\$705,000	26/02/2026

**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: 06/06/2026 15:11



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median Unit Price**  
06/06/2025 - 05/06/2026: \$790,000

## Comparable Properties



**6/10 Alexandra Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Property Type:** Unit  
**Land Size:** 202 sqm approx



**2/1 Ford St RINGWOOD 3134 (REI)**

**Agent Comments**

2   1   1

**Price:** \$701,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** Unit  
**Land Size:** 242 sqm approx



**10/270 Canterbury Rd HEATHMONT 3135 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** Townhouse (Single)

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