

## 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

381 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 \$1,080,000 & \$1,180,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,030,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Heathmont</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	19a Highton St RINGWOOD EAST 3135	\$1,150,000	16/10/2025
2	1/41 Elmhurst Rd BAYSWATER NORTH 3153	\$945,000	09/09/2025
3	1/73 Dublin Rd RINGWOOD EAST 3135	\$1,200,000	03/07/2025

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:

19/12/2025 16:36



4



3



2

**Property Type:** House

**Land Size:** 479 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,080,000 - \$1,180,000

**Median House Price**

September quarter 2025: \$1,030,000

## Comparable Properties



**19a Highton St RINGWOOD EAST 3135 (REI/VG)**



4



3



2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Townhouse (Single)

**Land Size:** 264 sqm approx

[Agent Comments](#)



**1/41 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)**



4



2



2

**Price:** \$945,000

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 322 sqm approx

[Agent Comments](#)



**1/73 Dublin Rd RINGWOOD EAST 3135 (REI/VG)**



4



2



2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 03/07/2025

**Property Type:** Townhouse (Single)

**Land Size:** 302 sqm approx

[Agent Comments](#)

[Account](#) - Barry Plant | P: 03 9842 8888