

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,030,000

Property Type

House

Suburb

Heathmont

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Single)
Land Size: 264 sqm approx



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

Agent Comments

 4  2  2

Price: \$945,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 322 sqm approx



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

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 03/07/2025
Property Type: Townhouse (Single)
Land Size: 302 sqm approx

Account - Barry Plant | P: 03 9842 8888