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<br>Including suburb and postcode | 3/373 Canterbury Road, Forest Hill Vic 3131 |

## Indicative selling price

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

Single price $795,000

## Median sale price

Median price $870,000 Property Type Unit Suburb Forest Hill

Period - From 01/01/2025 to 31/03/2025 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 | 4/2 Scott St MITCHAM 3132 | $856,000 | 24/01/2025 |
| 2 | 1/60 Percy St MITCHAM 3132 | $790,000 | 06/01/2025 |
| 3 | 1/1A Carween Av MITCHAM 3132 | $950,000 | 21/09/2024 |

**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: 07/04/2025 09:08

# 3/373 Canterbury Road, Forest Hill Vic 3131

3 1 2

**Property Type:** Unit

Agent Comments

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.

**Indicative Selling Price**
$795,000
**Median Unit Price**
March quarter 2025: $870,000

## Comparable Properties

**4/2 Scott St MITCHAM 3132 (REI)**

3 2 2

**Price:** $856,000
**Method:** Auction Sale
**Date:** 24/01/2025
**Property Type:** Unit
**Land Size:** 383 sqm approx

Agent Comments

**1/60 Percy St MITCHAM 3132 (REI/VG)**

3 2 1

**Price:** $790,000
**Method:** Private Sale
**Date:** 06/01/2025
**Property Type:** Unit
**Land Size:** 252 sqm approx

Agent Comments

**1/1A Carween Av MITCHAM 3132 (REI/VG)**

3 2 2

**Price:** $950,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Property Type:** Unit
**Land Size:** 325 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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