

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

3/440-442 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$912,800

Property Type

Unit

Suburb

Forest Hill

Period - From

01/04/2026

to

30/06/2026

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	3/12 East India Av NUNAWADING 3131	\$822,000	09/07/2026
2	1/23 Faulkner St BLACKBURN SOUTH 3130	\$842,500	10/06/2026
3	1/97 Rooks Rd MITCHAM 3132	\$830,000	13/04/2026

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:

11/08/2026 11:24



 4  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

June quarter 2026: \$912,800

Comparable Properties

3/12 East India Av NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$822,000

Method: Private Sale

Date: 09/07/2026

Property Type: Unit



1/23 Faulkner St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$842,500

Method: Private Sale

Date: 10/06/2026

Property Type: Unit

Land Size: 264 sqm approx



1/97 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$830,000

Method: Private Sale

Date: 13/04/2026

Property Type: Unit

Land Size: 321 sqm approx

Account - Barry Plant | P: 03 9842 8888