

## 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

201/251 CANTERBURY ROAD FOREST HILL VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Forest Hill

Period-from

05 Nov 2024

to

05 May 2025

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 307/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$394,000 | 27-Mar-25 |
| 202/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$395,000 | 17-Feb-25 |
| 319/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$400,000 | 01-Jan-25 |

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 6 months.~~

This Statement of Information was prepared on: 05 May 2025