

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 (*Delete single price or range as applicable)

Single Price or range between \$400,000 & \$430,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|-----------------------------------|------------------------------------|-----------------------------|
| Median Price <input type="text"/> | Property type <input type="text"/> | Suburb <input type="text"/> |
| Period-from <input type="text"/> | to <input type="text"/> | Source <input type="text"/> |

Period-from to Source

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 |
|--|-----------|--------------|
| 217/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$390,000 | 13-Aug-25 |
| 306/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$390,000 | 15-Jul-25 |
| 208/251 CANTERBURY ROAD FOREST HILL VIC 3131 | \$415,000 | 09-Apr-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: 06 October 2025