

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

1/257 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$792,500

Property Type

Townhouse

Suburb

Heathmont

Period - From

21/09/2025

to

20/09/2026

Source

Property Data

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.

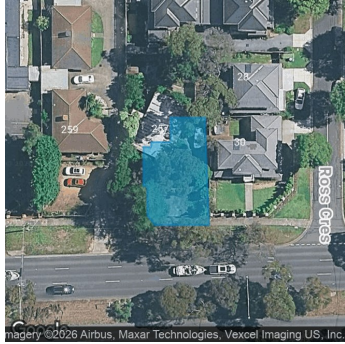
	Address of comparable property	Price	Date of sale
1	15a Neville St RINGWOOD 3134	\$1,184,000	14/08/2026
2	8a Hill St RINGWOOD EAST 3135	\$1,115,000	30/05/2026
3			

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:

21/09/2026 14:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
21/09/2025 - 20/09/2026: \$792,500

Comparable Properties



15a Neville St RINGWOOD 3134 (REI)

Agent Comments

 4  3  2

Price: \$1,184,000
Method: Private Sale
Date: 14/08/2026
Property Type: Townhouse (Single)



8a Hill St RINGWOOD EAST 3135 (REI)

Agent Comments

 4  3  2

Price: \$1,115,000
Method: Private Sale
Date: 30/05/2026
Property Type: Townhouse (Single)
Land Size: 255 sqm approx

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.