

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

1/258 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Heathmont

Period - From

01/07/2025

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	9/263 Canterbury Rd HEATHMONT 3135	\$730,000	22/05/2026
2	1/67 Wantirna Rd RINGWOOD 3134	\$763,000	23/04/2026
3	9/292-294 Canterbury Rd HEATHMONT 3135	\$730,000	30/03/2026

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:

20/07/2026 15:31

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending June 2026: \$790,000



3 1 1

Property Type: Unit

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



9/263 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000

Method: Private Sale

Date: 22/05/2026

Property Type: Unit

Land Size: 233 sqm approx



1/67 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

Price: \$763,000

Method: Private Sale

Date: 23/04/2026

Property Type: Unit



9/292-294 Canterbury Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 1

Price: \$730,000

Method: Expression of Interest

Date: 30/03/2026

Property Type: Unit