

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

1/292-294 CANTERBURY ROAD HEATHMONT VIC 3135

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Heathmont

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

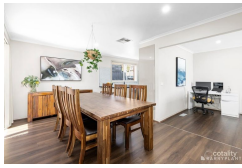
Date of sale

9/263 CANTERBURY ROAD HEATHMONT VIC 3135	\$730,000	22-May-26
9/292-294 CANTERBURY ROAD HEATHMONT VIC 3135	\$730,000	30-Mar-26
1/13 SHETLAND DRIVE WANTIRNA VIC 3152	\$750,000	30-Jun-26

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: 25 August 2026



9/263 CANTERBURY ROAD HEATHMONT VIC 3135

3 2 2

Sold Price **\$730,000** Sold Date **22-May-26**

Distance **0.11km**



9/292-294 CANTERBURY ROAD HEATHMONT VIC 3135

3 2 1

Sold Price

Sold Date **30-Mar-26**

Distance **0.05km**



1/13 SHETLAND DRIVE WANTIRNA VIC 3152

3 2 1

Sold Price

\$750,000 Sold Date **30-Jun-26**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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