Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	282 Canterbury Road, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,135,000	Pro	perty Type	House		Suburb	Heathmont
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	4 Pearwood St RINGWOOD 3134	\$1,450,000	09/05/2025
2	12 Emerald St RINGWOOD 3134	\$1,488,888	08/04/2025
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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:	26/05/2025 15:23



Date of sale



Jacob McGlinchey 9870 6211 0433 224 117 jacobmcglinchey@jelliscraig.com.au

> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2025: \$1,135,000



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Property Type: House Land Size: 913 sqm approx Agent Comments

Comparable Properties



4 Pearwood St RINGWOOD 3134 (REI)

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Price: \$1,450,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 864 sqm approx **Agent Comments**



12 Emerald St RINGWOOD 3134 (REI/VG)

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Price: \$1,488,888 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 851 sqm approx **Agent Comments**

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.

Account - Jellis Craig | P: 03 9870 6211





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