

# 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

282 Canterbury Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,135,000

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

26/05/2025 15:23



4 3 4

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

## Comparable Properties



**4 Pearwood St RINGWOOD 3134 (REI)**

**Agent Comments**

5 4 4

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



**12 Emerald St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

4 3 2

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