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

306/251 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$390,000		&		\$429,000					
Median sale pi	rice									
Median price	\$870,000	Pro	operty Type	Unit			Suburb	Forest Hill		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	307/251 Canterbury Rd FOREST HILL 3131	\$394,000	27/03/2025
2	319/251 Canterbury Rd FOREST HILL 3131	\$400,000	01/01/2025
3	119/251 Canterbury Rd FOREST HILL 3131	\$425,000	11/12/2024

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:

30/05/2025 18:23





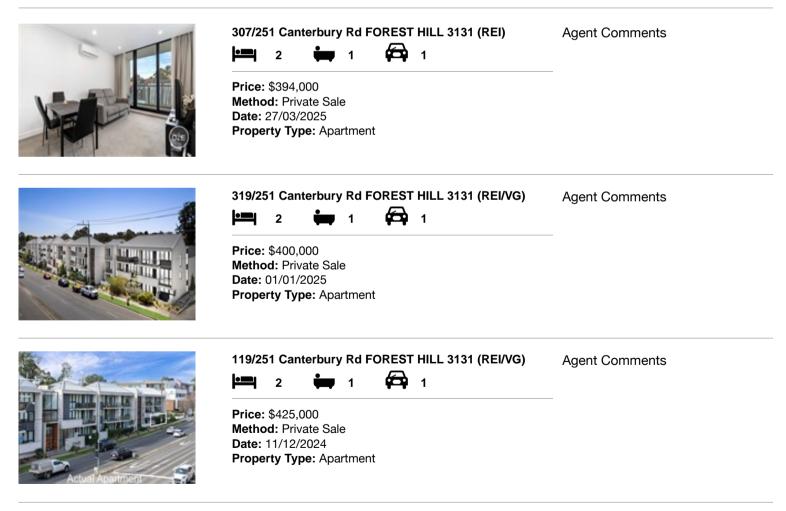




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price March quarter 2025: \$870,000

Comparable Properties



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