

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

656 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Vermont

Period - From 01/04/2025

to

31/03/2026

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 Penllyne Av VERMONT 3133	\$1,600,000	20/12/2025
2	466 Mitcham Rd MITCHAM 3132	\$1,652,000	04/11/2025
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:

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending March 2026: \$1,335,000



4 2 2

Property Type: House
Land Size: 1200 sqm approx
Agent Comments

Comparable Properties



9 Penllyne Av VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 1073 sqm approx



466 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 4

Price: \$1,652,000
Method: Private Sale
Date: 04/11/2025
Rooms: 15
Property Type: House (Res)
Land Size: 1138 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.