

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

8/470-474 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/07/2025

to

30/06/2026

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	1/4 Leddy St FOREST HILL 3131	\$560,088	02/07/2026
2	9/513 Mitcham Rd VERMONT 3133	\$557,000	20/06/2026
3	5/15 Wickham Av FOREST HILL 3131	\$570,000	19/06/2026

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:

09/09/2026 11:35



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/4 Leddy St FOREST HILL 3131 (REI)

Agent Comments



Price: \$560,088

Method: Sold Before Auction

Date: 02/07/2026

Property Type: Unit

Land Size: 136 sqm approx



9/513 Mitcham Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$557,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Flat/Unit/Apartment (Res)

Land Size: 76 sqm approx



5/15 Wickham Av FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 19/06/2026

Property Type: Unit