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	1/258 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Single price	$700,000

Median sale price

Median price	$790,000	Property Type	Unit	Suburb	Heathmont
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	9/263 Canterbury Rd HEATHMONT 3135	$730,000	22/05/2026
2	9/292-294 Canterbury Rd HEATHMONT 3135	$730,000	30/03/2026
3	1/40-42 Pitt St RINGWOOD 3134	$728,000	11/03/2026

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: 31/08/2026 11:25

1/258 Canterbury Road, Heathmont Vic 3135

JellisCraig

Matthew Dunn
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Indicative Selling Price
$700,000
Median Unit Price
Year ending June 2026: $790,000



3 1 2

Property Type: Unit
Land Size: 226 sqm approx

Agent Comments

Comparable Properties



9/263 Canterbury Rd HEATHMONT 3135 (REI/VG)

3 2 2

Price: $730,000
Method: Private Sale
Date: 22/05/2026
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



9/292-294 Canterbury Rd HEATHMONT 3135 (REI)

3 2 1

Price: $730,000
Method: Expression of Interest
Date: 30/03/2026
Property Type: Unit

Agent Comments



1/40-42 Pitt St RINGWOOD 3134 (REI)

3 1 1

Price: $728,000
Method: Private Sale
Date: 11/03/2026
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments

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