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	1/660 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $1,015,000 Property Type Townhouse Suburb Vermont

Period - From 27/10/2024 to 26/10/2025 Source Property Data

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	11/520 Mitcham Rd MITCHAM 3132	$810,000	22/09/2025
2	3/462 Canterbury Rd FOREST HILL 3131	$968,000	20/09/2025
3	9/12 Short St VERMONT 3133	$966,500	31/05/2025

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: 27/10/2025 16:24

1/660 Canterbury Road, Vermont Vic 3133



3 3 2

Property Type: Townhouse (Single)
Land Size: 223 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median Townhouse Price
27/10/2024 - 26/10/2025: $1,015,000

Comparable Properties



11/520 Mitcham Rd MITCHAM 3132 (REI)

3 2 1

Price: $810,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)

Agent Comments



3/462 Canterbury Rd FOREST HILL 3131 (REI)

3 2 2

Price: $968,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 231 sqm approx

Agent Comments



9/12 Short St VERMONT 3133 (REI/VG)

3 2 2

Price: $966,500
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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