

# 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

1/645 Canterbury Road, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$960,000

### Median sale price

Median price

\$1,049,500

Property Type

Townhouse

Suburb

Vermont

Period - From

24/05/2024

to

23/05/2025

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	23/520 Mitcham Rd MITCHAM 3132	\$940,000	12/04/2025
2	1/18 Jarma Rd HEATHMONT 3135	\$995,000	31/03/2025
3	48 Arlington Wlk VERMONT 3133	\$1,000,000	09/01/2025

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:

24/05/2025 19:40



3 2 2

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$880,000 - \$960,000  
Median Townhouse Price  
24/05/2024 - 23/05/2025: \$1,049,500

Comparable Properties



23/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$940,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Townhouse (Res)

1/18 Jarma Rd HEATHMONT 3135 (VG)

Agent Comments

3 - -

Price: \$995,000  
Method: Sale  
Date: 31/03/2025  
Property Type: Flat/Unit/Apartment (Res)



48 Arlington Wik VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000  
Method: Private Sale  
Date: 09/01/2025  
Property Type: Townhouse (Single)  
Land Size: 261 sqm approx