

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

10/446 Canterbury Road, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/04/2024

to

31/03/2025

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	6/217 Springvale Rd NUNAWADING 3131	\$651,500	03/06/2025
2	4/444 Canterbury Rd FOREST HILL 3131	\$610,000	01/04/2025
3	7/15 Wickham Av FOREST HILL 3131	\$582,000	16/01/2025

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:

24/06/2025 11:47

10/446 Canterbury Road, Forest Hill Vic 3131



Grant Lynch
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Indicative Selling Price

\$639,000

Median Unit Price

Year ending March 2025: \$815,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



6/217 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

2 2 1

Price: \$651,500

Method: Private Sale

Date: 03/06/2025

Property Type: Unit

Land Size: 210 sqm approx



4/444 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 01/04/2025

Property Type: Unit

Land Size: 152 sqm approx



7/15 Wickham Av FOREST HILL 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$582,000

Method: Private Sale

Date: 16/01/2025

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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