### 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              | 10/446 Canterbury Road, Forest Hill Vic 3131 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$639,000

#### Median sale price

| Median price  | \$794,000  | Pro | perty Type | Jnit |       | Suburb | Forest Hill |
|---------------|------------|-----|------------|------|-------|--------|-------------|
| Period - From | 01/07/2024 | to  | 30/06/2025 | 9    | ource | 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

| Add | dress of comparable property           | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 7/84 Mount Pleasant Rd NUNAWADING 3131 | \$585,000 | 27/06/2025   |
| 2   | 4/444 Canterbury Rd FOREST HILL 3131   | \$610,000 | 01/04/2025   |
| 3   | 1/31 Mount Pleasant Rd NUNAWADING 3131 | \$640,000 | 28/01/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 23/07/2025 16:10 |
|--|------------------|



# **JellisCraig**

Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

**Indicative Selling Price** \$639,000 **Median Unit Price** Year ending June 2025: \$794,000





Property Type: Unit **Agent Comments** 

## Comparable Properties



7/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

2

Price: \$585,000 Method: Private Sale Date: 27/06/2025 Property Type: Unit

Land Size: 86 sqm approx

4/444 Canterbury Rd FOREST HILL 3131 (REI/VG)

2







Price: \$610,000 Method: Private Sale Date: 01/04/2025 Property Type: Unit

Land Size: 152 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 



1/31 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Price: \$640,000 Method: Private Sale Date: 28/01/2025 Property Type: Unit

Land Size: 145 sqm approx

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





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