

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$639,000

### Median sale price

Median price

\$794,000

Property Type

Unit

Suburb

Forest Hill

Period - From

01/07/2024

to

30/06/2025

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 | 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 comparable properties 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



 2  1  1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 2  1  1

**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)**

**Agent Comments**

 2  1  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** Unit

**Land Size:** 152 sqm approx



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

**Agent Comments**

 2  1  1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 28/01/2025

**Property Type:** Unit

**Land Size:** 145 sqm approx