

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

2/639 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$810,000

&

\$890,000

Median sale price

Median price

\$1,015,000

Property Type

Townhouse

Suburb

Vermont

Period - From

21/02/2025

to

20/02/2026

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	4/637 Canterbury Rd VERMONT 3133	\$853,000	21/12/2025
2	3/330 Canterbury Rd RINGWOOD 3134	\$870,000	15/11/2025
3	2/23 Ian Cr MITCHAM 3132	\$888,000	30/08/2025

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:

21/02/2026 15:49



3
 3
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Property Type: Townhouse (Single)

Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price

\$810,000 - \$890,000

Median Townhouse Price

21/02/2025 - 20/02/2026: \$1,015,000

Comparable Properties



4/637 Canterbury Rd VERMONT 3133 (VG)

Agent Comments

3
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Price: \$853,000

Method: Sale

Date: 21/12/2025

Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit



3/330 Canterbury Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3
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 2

Price: \$870,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



2/23 Ian Cr MITCHAM 3132 (REI/VG)

Agent Comments

3
 2
 2

Price: \$888,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit

Account - Harcourts Vermont South | P: 03 98861008