

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

2/445 CANTERBURY ROAD VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Vermont

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/13-17 MOORE ROAD VERMONT VIC 3133	\$1,030,000	13-Mar-26
5/335 HAWTHORN ROAD VERMONT SOUTH VIC 3133	\$1,030,000	05-Jan-26

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 6 months.

This Statement of Information was prepared on: 29 June 2026


**1/13-17 MOORE ROAD VERMONT
VIC 3133**
 3
  2
  2

Sold Price

\$1,030,000

Sold Date

13-Mar-26

Distance

1.36km

**5/335 HAWTHORN ROAD
VERMONT SOUTH VIC 3133**
 3
  2
  2

Sold Price

Sold Date

05-Jan-26

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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