

# 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 3/660 Canterbury Road, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$851,000 Property Type Unit Suburb Vermont

Period - From 24/03/2025 to 23/03/2026 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	8/457 Canterbury Rd VERMONT 3133	\$800,177	25/12/2025
2	3/439-441 Canterbury Rd VERMONT 3133	\$828,000	19/11/2025
3	3/439 Canterbury Rd VERMONT 3133	\$828,000	11/11/2025

**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: 24/03/2026 15:13



2   2   1

**Property Type:** Unit  
**Land Size:** 194 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median Unit Price**  
 24/03/2025 - 23/03/2026: \$851,000

## Comparable Properties

8/457 Canterbury Rd VERMONT 3133 (VG)

Agent Comments

3   -   -

**Price:** \$800,177  
**Method:** Sale  
**Date:** 25/12/2025  
**Property Type:** Cluster Unit



3/439-441 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3   1   1

**Price:** \$828,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** Unit

3/439 Canterbury Rd VERMONT 3133 (VG)

Agent Comments

3   -   -

**Price:** \$828,000  
**Method:** Sale  
**Date:** 11/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

Account - Harcourts Vermont South | P: 03 98861008