

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Vermont

Period - From 29/06/2025 to 28/06/2026 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	1/28 Orient Av MITCHAM 3132	\$675,000	30/05/2026
2	6/38 Thornton Cr MITCHAM 3132	\$750,000	29/04/2026
3	1/97 Rocks Rd MITCHAM 3132	\$830,000	13/04/2026

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: 29/06/2026 17:55



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Property Type: Unit
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
29/06/2025 - 28/06/2026: \$850,000

Comparable Properties



1/28 Orient Av MITCHAM 3132 (REI)

[Agent Comments](#)

2 1 2

Price: \$675,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

6/38 Thornton Cr MITCHAM 3132 (VG)

[Agent Comments](#)

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Price: \$750,000
Method: Sale
Date: 29/04/2026
Property Type: Factory
Land Size: 240 sqm approx



1/97 Rooks Rd MITCHAM 3132 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$830,000
Method: Private Sale
Date: 13/04/2026
Property Type: Unit
Land Size: 321 sqm approx